Rizzetta & Company

Lake Padgett Estates
Independent Special District

Board of Supervisors
Regular Meeting
October 15, 2026

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

www.lakepadgettisd.org

LAKE PADGETT ESTATES
INDEPENDENT SPECIAL
DISTRICT

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

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

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

The Audience Comment portion of the agenda is where individuals may make commentson 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 specialaccommodations 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 personwill need a record of the proceedings and that accordingly, the person may need to ensurethat a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

October 8, 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, October 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. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MAINTENANCE SUPERVISOR'S REPORT
4. AUDIENCE COMMENTS ON AGENDA ITEMS
5. UPDATE ON CIVICS AND RIDING CLUB
6. CONSENT ON AGENDA/BUSINESS ADMINISTRATION
- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 16, 2026, and the August 2026 Operations and Maintenance Expenditures . .....Tab 1

7. STAFF REPORTS
- A. District Engineer Report .....Tab 2
  - i. Update on Permitting for Extending Boat Ramp Slabs
- B. District Counsel
  - i. Employment Contract Consideration…….. Tab 3
- C. Aquatics Report.....Tab 4
- D. District Manager Report.....Tab 5
  - i. Presentation of 3rd Quarter Website Audit Report.....Tab 6

8. BUSINESS ITEMS

A. Consideration of Rizzetta & Company Proposal for Amenity Management Services ..... Tab 7
B. Consideration of Resident Request for Separate Non-Exclusive Two Stall Agreement at Stables ..... Tab 8
C. Consideration of Goals and Objectives for FY 26-25 ..... Tab 9
D. Discussion on Barn Lease

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.

Sincerely,

Lisa Castoria

District Manager

Tab 1

MINUTES OF MEETING

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

LAKE PADGETT INDEPENDENT SPECIAL DISTRICT

The regular meeting of the Board of Supervisors of Lake Padgett Estates Independent Special District was held on **Thursday, September 16, 2026, at 6:31 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639.

Present and constituting a quorum:

Steven Yarbrough	**Board of Supervisor, Chairman**
Pam Carr	**Board of Supervisor, Vice Chairman**
Paul Wells	**Board of Supervisor, Assistant Secretary**

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Company, Inc.**
Tim Hayes	**District Counsel, Law Offices of Tim G. Hayes**
John Mueller	**District Engineer, Landis Evans & Partner**
Tony Hendrix	**Maintenance, Lake Padgett ISD**
Logan Mecum	**Maintenance, Lake Padgett ISD**
Susan Tomlinson	**Riding Club**
Peggy Crowley	**Civics Association**
Kristina Rudez	**EGIS**
Devyn Donley	**Brown & Brown**
Taylor Neilsen	**Rizzetta & Company Representative**
Scarlett Sponberg	**Rizzetta & Company Representative**
Audience	**Present**

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Maintenance Supervisor Report**

Mr. Hendrix updated the Board on the Danielle fencing project. The Board held a brief discussion on resident suspensions.

DRAFT

THIRD ORDER OF BUSINESS **Audience Comments**

Rick Donaldson – reserves comments for aquatics and carpe.

Whiskers – comments on Rizzetta proposal.

Dave Mueller – reserves comments for agenda items when presented.

Kristy Zimmer – comments on making audience comments.

FOURTH ORDER OF BUSINESS **Update on Civics and Riding Club**

Ms. Tomlinson gave updates on project to the Board. There was a discussion with District Counsel on parcel addresses. He will update with the County, appraiser, etc.

Ms. Crowley noted that the next meeting will be held on September 22, 2026 at 7:00 p.m. She gave updates on the County, development meetings and civic events. Civics requests to use the same address as the Riding Club.

> On a Motion by Mrs. Carr and seconded by Mr. Wells, with all in favor, the Board of Supervisors approved the Civics requests to use the same address as the Riding Club, for the Lake Padgett Estates Independent Special District.

FIFTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting Held on August 20, 2026 & August 2026 Operations and Maintenance Expenditures**

> On a Motion by Mrs. Carr and seconded by Mr. Wells, with all in favor, the Board of Supervisors approved the August 20, 2026, regular meeting minutes and the August 2026 Operations and Maintenance Expenditures ($74,912.86), for the Lake Padgett Estates Independent Special District.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer
Mr. Mueller provided his report under separate cover. There were no questions or concerns at this time.

B. District Counsel
i. Discussion on Resident Suspension of Amenity Access
Discussion ensued. Letters will be sent to residents.

ii. Discussion on Employment Contracts
This has been tabled to the October meeting.

DRAFT

The Board held a discussion regarding an old boat on Lake Saxon. It was noted that no action can be taken by the ISD.

There was a brief discussion on the open maintenance position. Mr. Logan Mecum was introduced to the Board. Mr. Yarbrough will move forward with discussing this position with Mr. Mecum as he was previously appointed to do so.

C. Aquatics Report

It was noted that the next service will be Monday and a report will be provided after service is completed.

D. District Manager

Ms. Castoria presented the District Manager's report to the Board and reminded them that the next meeting will be on Wednesday, October 15, 2026, at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, Florida 34639.

SEVENTH ORDER OF BUSINESS **Consideration of Rizzetta & Company Proposal for Amenity Services**

The Board reviewed and discussed the proposal.

*** Meeting recess at 7:30 due to lack of quorum***

*** Meeting resumed at 7:32***

The Board requested more information from Rizzetta regarding the amenity proposal. They made a motion to table this proposal to the October meeting.

> On a Motion by Mr. Wells and seconded by Mrs. Carr, with all in favor, the Board of Supervisors tabled the Rizzetta & Company Proposal for Amenity Services to the October meeting, for the Lake Padgett Estates Independent Special District.

EIGHTH ORDER OF BUSINESS **Consideration of Laird Park Tree Removal Proposal**

The Board made a motion to approve the proposal from Bigfoots Earth Works for $2,500.

> On a Motion by Mrs. Carr and seconded by Mr. Wells, with all in favor, the Board of Supervisors approved the Tree Removal Proposal from Bigfoots Earth Works for $2,500 for the Lake Padgett Estates Independent Special District.

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NINTH ORDER OF BUSINESS **Consideration of FY 26-27 Insurance Proposals**

The Board reviewed two insurance proposals, EGIS ($20,472), and Brown & Brown ($21,735). After review and discussion, the Board requested that a comparison sheet be provided and made a motion to continue this discussion on September 23, 2026 at 5:30 p.m.

> On a Motion by Mr. Wells and seconded by Mr. Yarbrough, with all in favor, the Board of Supervisors agreed to continue this discussion on September 23, 2026 at 5:30 p.m. Padgett Estates Independent Special District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08; Authorizing Employees of the District Credit Card Utilization**

> On a Motion by Mrs. Carr and seconded by Mr. Wells, with all in favor, the Board of Supervisors adopted Resolution 2026-08; Authorizing Employees of the District Credit Card Utilization for the Lake Padgett Estates Independent Special District.

ELEVENTH ORDER OF BUSINESS **Consideration of Access Control Proposal**

This proposal was provided under separate cover. The Board made a motion to accept this proposal with an NTE of $16,000 to include both parks.

> On a Motion by Mr. Wells and seconded by Mrs. Carr, with all in favor, the Board of Supervisors approved the Access Control proposal with an NTE of $16,000 to include both parks, for the Lake Padgett Estates Independent Special District.

TWELFTH ORDER OF BUSINESS **Discussion on Adding Carpe to the Lakes**

The Board held a brief discussion on the carpe pricing that was provided under separate cover. It was noted that all permits have been approved. They made a motion to accept the Dolphin proposal. If Dolphin has a price increase, this motion includes approved Premier Lakes as a back up proposal.

> On a Motion by Mr. Wells and seconded by Mr. Yarbrough, with all in favor, the Board of Supervisors approved the Dolphin proposal. If Dolphin has a price increase, this motion includes approved Premier Lakes as a backup proposal, for the Lake Padgett Estates Independent Special District.

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THIRTEENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Carr gave an update on CD rates at 3.5%.

Resident comments:

BY: Resident 1	Comments on canal cleaning
BY: Resident 2	Comments on installation of Duke power line

FOURTEENTH ORDER OF BUSINESS **Continuance**

This meeting has been continued to September 23, 2026 at 5:30 p.m.

On a Motion by Mr. Wells and seconded by Mr. Yarbrough, with all in favor, the Board of Supervisors continued this meeting to September 23, 2026 at 5:30 p.m. for the Lake Padgett Estates Independent Special District.

Assistant Secretary/Secretary	Chair/Vice Chair

DRAFT

LAKE PADGETT ESTATES ISD

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

Operation and Maintenance Expenditures
August 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 36,792.36**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	20260807-2	727434487 ACH	PPE 07/26/26 PPD 07/31/26 Fees	$ 140.87
ADP Easypay	20260821-1	728979793 ACH	PPE 08/09/26 PPD 08/14/26 Fees	$ 140.87
ADP Easypay	20260828-1	729455309 ACH	Time & Attendance 08/26	$ 42.46
ADP Easypay	20260813-2	PPE 08/09/26 PPD 08/14/26 ACH	PPE 08-09-26 PPD 08-14-26	$ 4,192.98
ADP Easypay	20260827-1	PPE 08/23/26 PPD 08/28/26 ACH	PPE 08-09-26 PPD 08-14-26	$ 4,315.43
Barry J Guiot LLC dba Barry Co.	300298	2026-08.07 SALES	Miscellaneous Expense 08/26	$ 713.00
Duke Energy	20260831-2	910088163760-080626 ACH	Electric Services 07/26	$ 161.36
Duke Energy	20260810-1	930000012893-071626 ACH	Electric Services 06/26	$ 1,083.24
Florida Blue	20260806-1	78586389 ACH	Health Insurance 08/15/26-09/15/26	$ 4,490.14
Florida Department of Health in Pasco County	300287	51-BID-8203710	Limited Use Water / Riding Club 07/26	$ 120.00
Florida Department of Health in Pasco County	300287	51-BID-8203730	Limited Use Water / LU Community 07/26	$ 120.00
Florida Department of Revenue	20260819-2	6180183495674-081926 ACH	Sales & Use Tax 07/26	$ 12.75
Frontier Communications of FL	20260813-1	21004300550219205-071926 ACH	Gate Phones 08/26	$ 1,282.82

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of FL	20260810-2	81399522050414205-071426 ACH	Gate Phones 07/26	$ 116.18
GLF Water, Inc.	300299	14291	Monitoring Services 07/26	$ 275.00
Landis, Evans and Partners, Inc	300292	1537-17-114	Engineering Services 07/26	$ 740.00
Lowe's	20260812-1	CC070226-320 ACH	Miscellaneous Supplies 06/26	$ 297.54
Lowe's	20260831-1	CC080226-320 ACH	Miscellaneous Supplies 07/26	$ 82.18
Marc Security Services LLC	300288	2128	Deputy Services 07/26	$ 1,747.66
Marc Security Services LLC	300290	2164	Deputy Services 08/26	$ 3,505.20
Marc Security Services LLC	300293	2170	Deputy Services 08/26	$ 3,505.20
Pam Carr	300294	PC082026-320	Board of Supervisors Meeting 08/20/26	$ 50.00
Pasco County Utilities	20260819-1	24900082 ACH	Water Services 07/26	$ 41.29
Paul M. Wells	300295	PW082026-320	Board of Supervisors Meeting 08/20/26	$ 50.00
Republic Services	20260807-1	0762-004046211 ACH	Waste Disposal Services 08/26	$ 1,202.73
Rizzetta & Company, Inc.	300286	INV0000111318	Accounting Services 08/26	$ 4,893.09

LAKE PADGETT ESTATES ISD

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300291	18537	Gate Maintenance & Repair 08/26	$ 151.50
Southern Automated Access Services, LLC	300300	18560	Gate Phones 08/26	$ 199.75
Southern Automated Access Services, LLC	300300	18609	Gate Maintenance & Repair 08/26	$ 120.00
Steven Allen Yarbrough	300296	SY082026-320	Board of Supervisors Meeting 08/20/26	$ 50.00
The Observer Group, Inc.	300289	26-01851P	Legal Advertising 07/26	$ 60.00
Tracee L. Ivins	300297	TI082026-320	Board of Supervisors Meeting 08/20/26	$ 50.00
Valley National Bank	20260826-1	CC073126-320 ACH	Credit Card Expenses 07/26	$ 2,764.22
Verizon Wireless	20260831-3	6150602227 ACH	Staff Cell Phones 07/26	$ 74.90
Report Totals				**$ 36,792.36**

ADVICE OF DEBIT

Client Name	:	LAKE PADGETT ESTATES
Client Number	:	147842
Advice of Debit Number	:	727434487
Advice of Debit Date	:	07/31/2026
Advice of Debit Due Date	:	08/07/2026
Total Debited This Invoice	:	$140.87

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

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

****IMPORTANT MESSAGE****

Price Increase Notification

Effective September 11, 2026, your overall charges will increase by approximately $8.00. While we try to keep price increases minimal, they allow us to continually improve our solutions and services to help ensure they are best in the industry. Thank you for choosing ADP as your trusted business partner.

CURRENT CHARGES

RUN COMPANY CODE 1710-2R-LZK IID 20031335	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for **Period Ending Date: 07/26/2026** **Check Date: 07/31/2026**					
ADP Complete Payroll and HR Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 5 Background Checks Employee Handbook Wizard Zip Recruiter - 1 Job Slot Job Description Wizard Advanced HR Toolkits Compliance Update and Training HR Forms and Documents 30.68% of the Per Pay Fee is Software	**2**	discount applies		**$200.47**	
Miscellaneous for **Period Ending Date: 07/31/2026**					
Miscellaneous Item	**1**	at no charge			

Sub Total Current Charges	**$200.47**
29.73% Discount On Processing Charges	**-$59.60**
TOTAL CHARGES FOR COMPANY CODE: 1710-2R-LZK	**$140.87**

Advice of Debit Number	**:**	**727434487**
Advice of Debit Date	**:**	**07/31/2026**

Total Debited	**$140.87**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX6593 on 08/07/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

ADVICE OF DEBIT

Client Name	:	LAKE PADGETT ESTATES
Client Number	:	147842
Advice of Debit Number	:	728979793
Advice of Debit Date	:	08/14/2026
Advice of Debit Due Date	:	08/21/2026
Total Debited This Invoice	:	$140.87

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

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
Processing Charges for **Period Ending Date: 08/09/2026** **Check Date: 08/14/2026**					
ADP Complete Payroll and HR Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 5 Background Checks Employee Handbook Wizard Zip Recruiter - 1 Job Slot Job Description Wizard Advanced HR Toolkits Compliance Update and Training HR Forms and Documents 30.68% of the Per Pay Fee is Software	**2**	discount applies		**$200.47**	

Sub Total Current Charges	**$200.47**
29.73% Discount On Processing Charges	**-$59.60**
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 08/21/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

ADVICE OF DEBIT

Client Name	:	LAKE PADGETT ESTATES
Client Number	:	147842
Advice of Debit Number	:	729455309
Advice of Debit Date	:	08/21/2026
Advice of Debit Due Date	:	08/28/2026
Total Debited This Invoice	:	$42.46

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

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**	

Sub Total Current Charges	**$49.95**
15% Discount On Processing Charges	**-$7.49**
TOTAL CHARGES FOR COMPANY CODE: 0741-8Y-RDLZK	**$42.46**
Total Debited	**$42.46**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX6593 on 08/28/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

	Checks						0.00		
	Subtotal Net Pay								**0.00**

Taxes			**Deposit Responsibility Client**		**Deposit Responsibility ADP**				
	Agency	**Rate**	**EE withheld**	**ER contrib**	**EE withheld**	**ER contrib**			
Federal	Federal Income Tax				373.39		373.39		
	Social Security				241.49	241.49	482.98		
	Medicare				56.48	56.48	112.96		
	Subtotal Federal				**671.36**	**297.97**	**969.33**		
	Total Taxes				**671.36**	**297.97**	**969.33**		

Other Transfers	**Full Service Direct Deposit (FSDD)**	**3,223.65**	**2 Employee Transactions**

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	**$3,223.65**
Total Taxes	**$969.33**
Total Amount ADP Debited from your Account(s)	**$4,192.98**

Total For 8/14/2026 - Payroll 1

Total Direct Deposit (FSDD)	**$3,223.65**
Total Taxes	**$969.33**
Total Amount ADP Debited from your Account(s)	**$4,192.98**

Payroll Details

Hours and Earnings				Taxes		Deductions			Employer	
Description	Hours	Rate	Amount	Tax	Amount	Deduction	Amount	Net Pay	Liability	Amount
Pay Frequency: Biweekly										
Employee: Hendrix, Tony L				**SSN: xxx-xx-9775**						
Regular	80.00	24.8614	1,988.91	FED FIT	119.19	Health Insurance	536.88	1,290.63	FED SOCSEC-ER	94.65
Overtime	2.00	37.2921	74.58	FED SOCSEC	94.65	-Dependent			FED MEDCARE-ER	22.14
	82.00		2,063.49	FED MEDCARE	22.14		536.88			116.79
					235.98					
Check Date: 08/14/2026 / Direct Deposit / Checking / Account No: XXXXXXXXXX6820 $1,290.63										
Employee: Rowell, Stephen K				**SSN: xxx-xx-7053**						
Regular	0.00		2,368.40	FED FIT	254.20			1,933.02	FED SOCSEC-ER	146.84
	0.00		2,368.40	FED SOCSEC	146.84				FED MEDCARE-ER	34.34
				FED MEDCARE	34.34					181.18
					435.38					
Check Date: 08/14/2026 / Direct Deposit / Checking / Account No: XXXXX5126 $1,933.02										
Pay Frequency Totals: Biweekly										
Regular	80.00		$4,357.31	FED FIT	$373.39	Health Insurance	$536.88	$3,223.65	FED SOCSEC-ER	$241.49
Overtime	2.00		$74.58	FED SOCSEC	$241.49	-Dependent			FED MEDCARE-ER	$56.48
	82.00		$4,431.89	FED MEDCARE	$56.48		$536.88			$297.97
					$671.36					
Total Employees - Biweekly: 2										
Company Totals:										
Regular	80.00		$4,357.31	FED FIT	$373.39	Health Insurance	$536.88	$3,223.65	FED SOCSEC-ER	$241.49
Overtime	2.00		$74.58	FED SOCSEC	$241.49	-Dependent			FED MEDCARE-ER	$56.48
	82.00		$4,431.89	FED MEDCARE	$56.48		$536.88			$297.97
					$671.36					
Total Employees - Company: 2										

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

	Checks						0.00		
	Subtotal Net Pay								**0.00**

Taxes			**Deposit Responsibility Client**		**Deposit Responsibility ADP**			
	Agency	**Rate**	**EE withheld**	**ER contrib**	**EE withheld**	**ER contrib**		
Federal	Federal Income Tax				387.04		387.04	
	Social Security				248.54	248.54	497.08	
	Medicare				58.12	58.13	116.25	
	Subtotal Federal				**693.70**	**306.67**	**1,000.37**	
	Total Taxes				**693.70**	**306.67**	**1,000.37**	

Other Transfers	**Full Service Direct Deposit (FSDD)**	**3,315.06**	**2 Employee Transactions**

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	**$3,315.06**
Total Taxes	**$1,000.37**
Total Amount ADP Debited from your Account(s)	**$4,315.43**

Total For 8/28/2026 - Payroll 1

Total Direct Deposit (FSDD)	**$3,315.06**
Total Taxes	**$1,000.37**
Total Amount ADP Debited from your Account(s)	**$4,315.43**

Payroll Details

Hours and Earnings				Taxes		Deductions			Employer	
Description	Hours	Rate	Amount	Tax	Amount	Deduction	Amount	Net Pay	Liability	Amount
Pay Frequency: Biweekly										
Employee: Hendrix, Tony L				**SSN: xxx-xx-9775**						
Regular	80.00	24.8614	1,988.91	FED FIT	132.84	Health Insurance	536.88	1,382.04	FED SOCSEC-ER	101.70
Overtime	5.05	37.2921	188.33	FED SOCSEC	101.70	-Dependent			FED MEDCARE-ER	23.79
	85.05		2,177.24	FED MEDCARE	23.78		536.88			125.49
					258.32					
Check Date: 08/28/2026 / Direct Deposit / Checking / Account No: XXXXXXXXXX6820 $1,382.04										
Employee: Rowell, Stephen K				**SSN: xxx-xx-7053**						
Regular	0.00		2,368.40	FED FIT	254.20			1,933.02	FED SOCSEC-ER	146.84
	0.00		2,368.40	FED SOCSEC	146.84				FED MEDCARE-ER	34.34
				FED MEDCARE	34.34					181.18
					435.38					
Check Date: 08/28/2026 / Direct Deposit / Checking / Account No: XXXXX5126 $1,933.02										
Pay Frequency Totals: Biweekly										
Regular	80.00		$4,357.31	FED FIT	$387.04	Health Insurance	$536.88	$3,315.06	FED SOCSEC-ER	$248.54
Overtime	5.05		$188.33	FED SOCSEC	$248.54	-Dependent			FED MEDCARE-ER	$58.13
	85.05		$4,545.64	FED MEDCARE	$58.12		$536.88			$306.67
					$693.70					
Total Employees - Biweekly: 2										
Company Totals:										
Regular	80.00		$4,357.31	FED FIT	$387.04	Health Insurance	$536.88	$3,315.06	FED SOCSEC-ER	$248.54
Overtime	5.05		$188.33	FED SOCSEC	$248.54	-Dependent			FED MEDCARE-ER	$58.13
	85.05		$4,545.64	FED MEDCARE	$58.12		$536.88			$306.67
					$693.70					
Total Employees - Company: 2										



Barry J Guiot LLC
dba BARRYCO
18932 Pebble Links Circle #102
Tampa, FL 33647
(813) 299.8319

barryproav.com

INVOICE

Customer

Name: Lake Padgett Estates Independent Special District
Address: 3434 Colwell Ave Suite 200
City: Tampa State: FL ZIP: 33614
Phone:

Date: 8/7/2026
Invoice No.: 2026-08.07-SALES
Amt. Due: $713.00
Attn Lisa Castoria

Qty	Description	Unit Price	TOTAL
1	Optoma ZW350E 4000 Lumens Laser DLP	$699.00	$699.00
	Projector		

	SubTotal	$699.00
	Shipping	$14.00
8%	**FL State Tax**	EXEMPT
	TOTAL	$713.00

Payment Details

- O Cash
- O Check
- O Credit Card

Name
CC #
Expires

Office Use Only

Due upon receipt

Thank you for your business

DUKE ENERGY.

duke-energy.com
877.372.8477

AUG 10 2026

Your Energy Bill

Service address
LAKE PADGETT ESTATES
INDEPENDENT SP DIST
22140 COLDSTREAM RD
LAND O LAKES FL 34639

Bill date Aug 6, 2026
For service Jul 3 - Aug 4
33 days

Account number **9100 8816 3760**

Billing summary

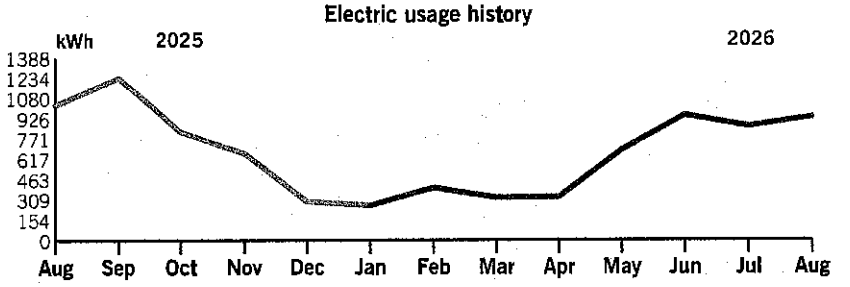
Previous Amount Due	$150.63
Payment Received Jul 28	-114.04
Current Electric Charges	145.60
Deposit	-36.59
Taxes	15.76
Total Amount Due Aug 27	**$161.36**

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot

Electric usage history



Average temperature in degrees

84° 81° 75° 67° 65° 60° 60° 71° 74° 80° 84° 85° 82°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	934	1,028	7,756	646
Avg. Daily (kWh)	28	31	21	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a $5.00 or 1.5%, late charge, whichever is greater.

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

DUKE ENERGY.

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

Account number
9100 8816 3760

$161.36
by Aug 27

Your payment is scheduled to be made by monthly automatic draft on Aug 27

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

022238 000002184

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

fb.def.duke.bills.20260805212303.35.afp-44475-000002184

8891008816376000066000000365900000124770000161363

Your usage snapshot - Continued

Current electric usage for meter number 8031448		
Actual reading on Aug 4		44909
Previous reading on Jul 3		- 43975
Energy Used		934 kWh
Billed kWh	934.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 03 26 to Aug 04 26	
Meter - 8031448	
Customer Charge	$18.01
Energy Charge	
934.000 kWh @ 9.609c	89.73
Fuel Charge	
934.000 kWh @ 3.859c	36.04
Asset Securitization Charge	
934.000 kWh @ 0.195c	1.82
Total Current Charges	**$145.60**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Deposit

Deposit Interest	$-36.59
Total	**$-36.59**

Billing details - Taxes

State And Other Taxes	$10.39
Regulatory Assessment Fee	0.13
Gross Receipts Tax	3.74
County Optional Tax	1.50
Total Taxes	**$15.76**

fb.def.duke.bills.20260805212303.35.afp-44477-000002184

DUKE ENERGY®

duke-energy.com
877.372.8477

JUL 21 2026

LAKE PADGETT ESTATES
INDEPENDENT SP DIST

Bill date Jul 16, 2026
For service Jun 3 - Jul 8
36 days

Billing summary

Collective account number **9300 0001 2893**

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

Previous Amount Due	$1,048.48
Payment Received Jul 06	-1,048.48
Current Electric Charges	641.61
Current Lighting Charges	342.95
Taxes	98.68
Total Amount Due Aug 06	**$1,083.24**

Billing summary by account

Account Number	Service Address	Totals
910089427496	0 LAKE PADGETT DR LAND O LAKES FL 34639	117.42
910089485470	3661 PARKWAY BLVD LAND O LAKES FL 34639	163.53
910089506618	3614 STABLE RIDGE LN LAND O LAKES FL 34639	33.25
910089538731	0 LAKE PADGETT DR LAND O LAKES FL 34639	127.22
910089574040	0 LAKE PADGETT DR LAND O LAKES FL 34639	33.24
910089602451	3169 LAKE SAXON DR LAND O LAKES FL 34639	44.80

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Late payments are subject to a 1.5% late charge.

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

DUKE ENERGY®

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

Collective account number
9300 0001 2893

$1,083.24
by Aug 6

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

000046 000000006

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

8893000001289300066000000000000010832400001083245

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	384.61
910089660427	3125 LAKE PADGETT DR LAND O LAKES FL 34639	145.93
	Total Charges	**$1,083.24**

fb.def.duke.bills.20260715222102.41.afp-93-000000006

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: Jun 06 - Jul 08 MV RW 21000 632 MV OB 4000 44	Customer Charge 1.93 Energy Charge 28.43 Fuel Charge 25.52 Asset Securitization Charge 0.37 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	$107.70
		State And Other Taxes 7.10 Regulatory Assessment Fee 0.09 Gross Receipts Tax 1.44 County Optional Tax 1.09	$9.72
		Total	**$117.42**
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: Jun 03 - Jul 02 Present Read: 15182 Previous Read: 14988 Billed Usage: 194 Billed kWh 194.000	Customer Charge 18.01 Energy Charge 18.63 Fuel Charge 7.49 Asset Securitization Charge 0.38	$44.51
	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jun 03 - Jul 02 320W MH SHOEBOX P 378	Customer Charge 1.93 Energy Charge 15.89 Fuel Charge 14.27 Asset Securitization Charge 0.20 320W MH SHOEBOX P 37.95 320W MH SHOEBOX P 13.11 35 TT CNCRT/N-FLD MOUNT/1-4FIX 22.17	$105.52
		State And Other Taxes 9.89 Regulatory Assessment Fee 0.13 Gross Receipts Tax 1.97 County Optional Tax 1.51	$13.50
		Total	**$163.53**
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: Jun 03 - Jul 02 Present Read: 3216 Previous Read: 3180 Billed Usage: 36 Billed kWh 36.000	Customer Charge 18.01 Energy Charge 3.45 Fuel Charge 1.39 Asset Securitization Charge 0.07 Minimum Bill Adjustment 7.08	$30.00
		State And Other Taxes 2.15 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 County Optional Tax 0.30	$3.25
		Total	**$33.25**

fb.def.duke.bills.20260715222102.41.afp-94-000000006

Billing details - continued

Account Information	Billing Details		Amounts
910089538731 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 0 LAKE PADGETT DR LAND O LAKES FL 34639	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jun 06 - Jul 08 SV DRC27500 432 SV RW 9500 42 SV RW 22000 0	Customer Charge 1.93 Energy Charge 19.94 Fuel Charge 17.89 Asset Securitization Charge 0.26 SV RW 9500 4.15 SV DRC27500 48.00 SV RW 9500 2.87 SV DRC27500 11.56 WOOD 30/35 10.80	$117.40
		State And Other Taxes 7.49 Regulatory Assessment Fee 0.10 Gross Receipts Tax 1.03 County Optional Tax 1.20	$9.82
		Total	**$127.22**
910089574040 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 0 LAKE PADGETT DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 225986 Bill Period: Jun 03 - Jul 02 Present Read: 1261 Previous Read: 1241 Billed Usage: 20 Billed kWh 20.000	Customer Charge 18.01 Energy Charge 1.92 Fuel Charge 0.77 Asset Securitization Charge 0.04 Minimum Bill Adjustment 9.26	$30.00
		State And Other Taxes 2.13 Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77 County Optional Tax 0.31	$3.24
		Total	**$33.24**
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 Bill Period: Jun 03 - Jul 02 Present Read: 10374 Previous Read: 10210 Billed Usage: 164 Billed kWh 164.000	Customer Charge 18.01 Energy Charge 15.76 Fuel Charge 6.33 Asset Securitization Charge 0.32	$40.42
		State And Other Taxes 2.89 Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.04 County Optional Tax 0.41	$4.38
		Total	**$44.80**
910089602899 LAKE PADGETT ESTATES INDEPENDENT SP DIST LK PADGETT EST INDEP SP DIST 0 LAKE PADGETT DR LAND O LAKES FL 34639	General Service Non-Demand Sec (GS-1) Meter Number: 4455169 Bill Period: Jun 03 - Jul 02 Present Read: 4102 Previous Read: 4037 Billed Usage: 65 Billed kWh 65.000	Customer Charge 18.01 Energy Charge 6.24 Fuel Charge 2.51 Asset Securitization Charge 0.13 Minimum Bill Adjustment 3.11	$30.00
		State And Other Taxes 2.14	$3.24

fb.def.duke.bills.20260715222102.41.afp-95-000000006

Billing details - continued

Account Information	Billing Details			Amounts
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	
		County Optional Tax	0.30	
			Total	**$33.24**
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: Jun 03 - Jul 02 Present Read: 97223 Previous Read: 94903 Billed Usage: 2320 Billed kWh 2320.000	Customer Charge	18.01	$334.98
		Energy Charge	222.92	
		Fuel Charge	89.53	
		Asset Securitization Charge	4.52	
	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jun 03 - Jul 02 SV RW 9500 42	Customer Charge	1.93	$12.33
		Energy Charge	1.77	
		Fuel Charge	1.59	
		Asset Securitization Charge	0.02	
		SV RW 9500	4.15	
		SV RW 9500	2.87	
		State And Other Taxes	24.70	$37.30
		Regulatory Assessment Fee	0.30	
		Gross Receipts Tax	8.74	
		County Optional Tax	3.56	
			Total	**$384.61**
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: Jun 03 - Jul 02 Present Read: 38245 Previous Read: 37413 Billed Usage: 832 Billed kWh 832.000	Customer Charge	18.01	$131.70
		Energy Charge	79.96	
		Fuel Charge	32.11	
		Asset Securitization Charge	1.62	
		State And Other Taxes	9.39	$14.23
		Regulatory Assessment Fee	0.11	
		Gross Receipts Tax	3.38	
		County Optional Tax	1.35	
			Total	**$145.93**
			Total Amount Due	**$1,083.24**

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Florida Blue
In the pursuit of health

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

Invoice Due Date	Invoice #	Invoiced Amount	Invoice Date	Billing Period
08/15/2026	**78586389**	**$4,490.14**	**08/04/2026**	**08/15/2026-09/15/2026**
Org Id	Group	Division		
06250316517	**S8266**	**001**		

BILLING SUMMARY

Original Totals	
TOTAL BILLED AMOUNT	$4,490.14
ON-BILL ADJUSTMENTS	$0.00
AMOUNT DUE	$4,490.14
Cash Balance	
Web	$4,490.14
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.

Florida HEALTH

Florida Department of Health in Pasco County
Notification of Fees Due

51-BID-8203710

Permit Number
51-57-01822

For: Limited Use Water - Commercial

Fee Amount:	$120.00
Previous Balance:	$0.00
Total Amount Due:	**$120.00**

Payment Due Date: 09/30/2026 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (09/30/2026).

If not paid by 09/30/2026 then the fee will be$145.00

Mail To: Lake Padgett Estates Riding Club
3434 Colwell Ave, Ste 200
Tampa, FL 33614

JUL 29 2026

Please verify all information below at https://ephdapps.floridahealth.gov/EPHDOBP/Home.aspx and make changes as necessary. Please contact the DOH-Pasco if there are any changes in tenancy.

Account Information:
Name: Lake Padgett Estates Riding Club
Location: 22140 Coldstream Rd,
Land O Lakes, FL 34639

Owner Information:
Name: Lake Padgett Estates Independent Special District
Address: 3434 Colwell Ave, Ste 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 273-7300 Work Phone:

Please go online to pay fee at:
https://ephdapps.floridahealth.gov/EPHDOBP/Home.aspx

Permit Number: **51-57-01822** Bill ID: **51-BID-8203710**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52 Ste 150
Hudson, FL 34667

Signature **Date**

Batch Billing ID:102394

Florida HEALTH

Florida Department of Health in Pasco County
Notification of Fees Due

Permit Number
51-57-01822

For: Limited Use Water - Commercial

Account Information:
Name: Lake Padgett Estates Riding Club
Location: 22140 Coldstream Rd,
Land O Lakes, FL 34639

Owner Information:
Name: Lake Padgett Estates Independent
Address: 3434 Colwell Ave, Ste 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 273-7300 Work Phone:

51-BID-8203710

Fee Amount:	$120.00
Unpaid Amount:	$0.00
Total Amount Due:	**$120.00**

Payment Due Date: 09/30/2026 or Upon Receipt

If not paid by 09/30/2026 then the fee will be:$145.00

Florida HEALTH

JUL 29 2026

Florida Department of Health in Pasco County
Notification of Fees Due

51-BID-8203730

Permit Number
51-57-1599214

For: Limited Use Water - Community

Fee Amount:	$120.00
Previous Balance:	$0.00
Total Amount Due:	**$120.00**

Payment Due Date: 09/30/2026 or Upon Receipt

If not paid by 09/30/2026 then the fee will be$145.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (09/30/2026).

Mail To: Attention: Scott Brizendine District Manager
Frank George Park
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Please verify all information below at https://ephdapps.floridahealth.gov/EPHDOBP/Home.aspx and make changes as necessary.

Account Information:
Name: Frank George Park
Location: 3169 Lake Saxon Dr,
Land O Lakes, FL 34639

Owner Information:
Name: Lake Padgett Estates Independent Special Services
Address: 3434 Colwell Ave, Ste 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 994-1001 Work Phone:

Please go online to pay fee at:
https://ephdapps.floridahealth.gov/EPHDOBP/Home.aspx

Permit Number: **51-57-1599214** Bill ID: **51-BID-8203730**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52 Ste 150
Hudson, FL 34667

Signature **Date**

Batch Billing ID:102394

Florida HEALTH

Florida Department of Health in Pasco County
Notification of Fees Due

Permit Number
51-57-1599214

For: Limited Use Water - Community

51-BID-8203730

Account Information:
Name: Frank George Park
Location: 3169 Lake Saxon Dr,
Land O Lakes, FL 34639

Owner Information:
Name: Lake Padgett Estates Independent :
Address: 3434 Colwell Ave, Ste 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 994-1001 Work Phone:

Fee Amount:	$120.00
Unpaid Amount:	$0.00
Total Amount Due:	**$120.00**

Payment Due Date: 09/30/2026 or Upon Receipt

If not paid by 09/30/2026 then the fee will be:$145.00

Florida
DEPARTMENT OF REVENUE

Taxpayer Information

Name	LAKE PADGETT ESTATES INDEPENDENT SPECIAL
Account Type	Sales And Use Tax
Account ID	Certificate Number: 6180183495674
Address	3125 LAKE PADGETT DR LAND O LAKES FL 34639-5009

Return Information

Form Type	DR-15 - Original Return
Filing Period	07/01/2026 - 07/31/2026
Postmark Date	08/18/2026
Submitted Date	08/18/2026 12:04 PM
Confirmation Number	920003704700

Submitter Info

User Name	Roxana Quiroz	**User ID**	
Email	rquiroz@rizzetta.com	**Primary Phone**	+1 813-994-1001

DR-15 Sales Details:

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$186.92	$0.00	$186.92	$13.08
B. Taxable Purchases	$0.00	$0.00	$0.00	$0.00
C. Commercial Rentals	$0.00	$0.00	$0.00	$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

DR-15:

Line #	Line Item	
-----	Summary Calculation Lines	
5	Total Amount of Tax Due	$13.08
6	Lawful Deductions	$0.00
7	Net Tax Due	$13.08
8a	Estimated Paid Prior	$0.00
8b	Rural or Urban High Crime Area Job Tax Credits	$0.00
8c	DOR Credit Memos	$0.00
8d	Other Authorized Credits	$0.00
8	Estimated Tax Paid / DOR Credit Memos	$0.00
9	Estimated Tax Due Current Month	$0.00
-----	Tax Due Calculations	
10	Amount Due	$13.08
11	Collection Allowance	$0.33

	Donate Allowance to the Education Enhancement Trust Fund	No
12	Penalty	$0.00
13	Interest	$0.00
14	Amount Due with Return	$12.75
-----	Discretionary Tax	
15(a)	Exempt Amount of Items Over $5000	$0.00
15(b)	Other Taxable Amounts NOT Subject to Surtax	$0.00
15(c)	Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate	$0.00
15(d)	Total Amount of Discretionary Sales Surtax Due	$1.87
-----	Tax Credits and Other Sales	
16	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credit	$0.00
17	Taxable Sales/Untaxed Purchases or Uses of Electricity	$0.00
18	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel	$0.00
19	Taxable Sales from Amusement Machines	$0.00
20	Rural or Urban High Crime Area Job Tax Credits	$0.00
21(a)	Scholarship Funding Tax Credit	$0.00
21(d)	Strong Families Tax Credit	$0.00
21(e)	New Worlds Reading Initiative Tax Credit	$0.00
21(f)	Child Care Tax Credit	$0.00
21(g)	Additional Authorized Credits	$0.00
21	Total Credits	$0.00

Estimated Tax Worksheet:

Line #	Line Item	
	Estimated Tax Current	$0.00
-----	Estimated Tax Calculation Method 1	
	Use Method 1	No
	Method 1 Result	$0.00
-----	Estimated Tax Calculation Method 2	
	Use Method 2	No
	Method 2 Result	$0.00
-----	Estimated Tax Calculation Method 3	

	Use Method 3	No
	Method 3 Result	$0.00

Vending and Amusement Worksheet:

Line #	Line Item	
-----	Tangible Vending	
	County Surtax Rate	0.01
	County Divisor	1.0749
	Tangible Vending (Non Food/Bev) (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00
-----	Amusement Machines	
	County Surtax Rate	0.01
	County Divisor	1.05
	Amusement Machines (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00
-----	Food & Beverage Vending	
	County Surtax Rate	0.01
	County Divisor	1.0726
	Food & Beverage (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920003704700	**Submitted Date**	Tuesday, 08/18/2026
Status	IN PROCESS	**Submitted Time**	12:06 PM

Payment Information

Taxpayer Name	LAKE PADGETT ESTATES INDEPENDENT SPECIAL	**Debit Date**	Wednesday, 08/19/2026
Document Type	DR-15	**Filling Period End Date**	07/31/2026
Amount Paid	$12.75		
Payment Amount	$12.75		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

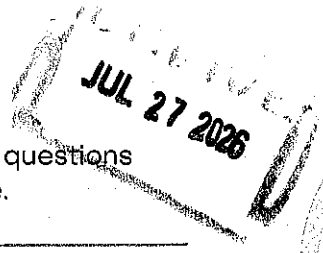
Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8018349567-4	07/31/2026	$12.75

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026



Hi LAKE PADGETT ESTATE ISD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$1,282.82
Auto Pay is scheduled
Aug 12

Bill history

Previous balance	$1,281.37
Payment received by Jul 19, thank you	-$1,281.37

Service summary

	Previous month	Current month
Bundle	$586.94	$586.94
Phone	$537.40	$537.40
Additional Services	$23.99	$23.99
Taxes and Fees	$133.04	↑$134.49
Total services	**$1,281.37**	**$1,282.82**
Total balance		**$1,282.82**

Manage your account, payments, and services online at frontier.com. Sign into your account and select Enhanced Online Billing to get the most robust account options.

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

6790 0107 DY RP 19 07212026 NNNNNN 01 000011 0042

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

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

48300121004300550219200000000000001282825

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

Billing Date: **Jul 19, 2026**

Billing Period: **Jul 19 - Aug 18, 2026**

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

Master Summary Activity

Summary of charges by Account

Phone Number		Amount
210-043-0055	0	$0.00
813-235-6915	0	$117.77
813-929-8166	0	$116.68
813-995-0987	0	$132.50
813-996-1319	0	$268.61
813-996-1412	0	$132.50
813-996-4315	0	$117.77
813-996-4606	0	$264.49
813-996-6572	0	$132.50
Total current month charges		**$1,282.82**

Account Payments

Payment received from 210-043-0055	$1,281.37

THANKS FOR BEING OUR CUSTOMER

We're more committed than ever to keeping you connected.

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

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Total current month charges	**$0.00**

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

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Phone

Monthly Charges

07.19-08.18	Business Line - 2 Yr Term	$82.95
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$99.65**

Taxes and Fees

	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.00
	Federal Taxes	**$7.73**
	FL State Communications Services Tax	$5.13
	County Communications Services Tax	$2.54
	FL State Gross Receipts Tax	$2.08
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.16
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$10.39**
Taxes and Fees Total		**$18.12**

Total current month charges **$117.77**

Amount Transferred to 210-043-0055 $117.77

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

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Bundle

Monthly Charges

07.19-08.18	FiberOptic Internet for Business 75/75	$115.98
	Valued Customer Fiber 500 Upgrade	$0.00
Bundle Total		**$115.98**

Taxes and Fees

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

Total current month charges

$116.68

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:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Phone

Monthly Charges

07.19-08.18	Business Line	$96.00
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$112.70**

Taxes and Fees

	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.39
	Federal Taxes	**$8.12**
	FL State Communications Services Tax	$5.77
	County Communications Services Tax	$2.86
	FL State Gross Receipts Tax	$2.39
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.18
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$11.68**
Taxes and Fees Total		**$19.80**

Total current month charges $132.50

Amount Transferred to 210-043-0055 $132.50

LAKE PADGET ESTATES ISD
3125 LAKE PADGETT DR
LAND O LAKES FL 346395009

Account Number:
813-996-1319-092607-5

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Bundle

Monthly Charges

07.19-08.18	Business Line	$96.00
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
	Frontier Roadwork Recovery Surcharge	$4.50
	FiberOptic Internet for Business 25/25	$140.98
Bundle Total		**$250.48**

Taxes and Fees

	Federal USF Recovery Charge	$3.49
	Federal Excise Tax	$3.30
	Federal Taxes	**$6.79**
	FL State Communications Services Tax	$5.55
	County Communications Services Tax	$2.75
	FL State Gross Receipts Tax	$2.39
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.17
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$11.34**
Taxes and Fees Total		**$18.13**

Total current month charges $268.61

Amount Transferred to 210-043-0055 $268.61

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

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Phone

Monthly Charges

07.19-08.18	Business Line	$96.00
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$112.70**

Taxes and Fees

	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.39
	Federal Taxes	**$8.12**
	FL State Communications Services Tax	$5.77
	County Communications Services Tax	$2.86
	FL State Gross Receipts Tax	$2.39
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.18
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$11.68**
Taxes and Fees Total		**$19.80**

Total current month charges **$132.50**

Amount Transferred to 210-043-0055 $132.50

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

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Phone

Monthly Charges

07.19-08.18	Business Line - 2 Yr Term	$82.95
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$99.65**

Taxes and Fees

	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.00
	Federal Taxes	**$7.73**
	FL State Communications Services Tax	$5.13
	County Communications Services Tax	$2.54
	FL State Gross Receipts Tax	$2.08
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.16
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$10.39**
Taxes and Fees Total		**$18.12**

Total current month charges $117.77

Amount Transferred to 210-043-0055 $117.77

LAKE PADGETT ESTATE ISD
3169 LAKE SAXON DR
LAND O LAKES FL 34639

Account Number:
813-996-4606-092607-5

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Bundle

Monthly Charges

07.19-08.18	FiberOptic Internet 100 Static IP	$110.98
	Valued Customer Fiber 500 Upgrade	$0.00
	Business Line	$96.00
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
	Frontier Roadwork Recovery Surcharge	$4.50
Bundle Total		**$220.48**

Additional Services

Monthly Charges

07.19-08.18	Frontier Secure Business Security Pro Bundle	$23.99
Additional Services Total		**$23.99**

Taxes and Fees

	Federal USF Recovery Charge	$3.49
	Federal Excise Tax	$3.30
	Federal Taxes	**$6.79**
	FL State Communications Services Tax	$5.55
	County Communications Services Tax	$2.75
	FL State Gross Receipts Tax	$2.39
	FL State Sales Tax	$1.62
	Pasco County 911 Surcharge	$0.40
	County Sales Tax	$0.27
	FL State Gross Receipts Tax	$0.17
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$13.23**
Taxes and Fees Total		**$20.02**

Total current month charges

$264.49

Amount Transferred to 210-043-0055 $264.49

LAKE PADGET ESTATES ISD
3125 LAKE PADGETT DR
LAND O LAKES FL 346395009

Account Number:
813-996-6572-060210-5

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

Phone

Monthly Charges

07.19-08.18	Business Line	$96.00
	Multi-Line Federal Subscriber Line Charge	$9.20
	Access Recovery Charge Multi-Line Business	$3.00
	Frontier Roadwork Recovery Surcharge	$4.50
Phone Total		**$112.70**

Taxes and Fees

	Federal USF Recovery Charge	$4.73
	Federal Excise Tax	$3.39
	Federal Taxes	**$8.12**
	FL State Communications Services Tax	$5.77
	County Communications Services Tax	$2.86
	FL State Gross Receipts Tax	$2.39
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.18
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$11.68**
Taxes and Fees Total		**$19.80**

Total current month charges $132.50

Amount Transferred to 210-043-0055 $132.50

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

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

Billing Date:
Jul 14, 2026

Billing Period:
Jul 14 - Aug 13, 2026

JUL 2 0 2026

Hi LAKE PADGETT ESTATES ISD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$116.18
Auto Pay is scheduled
Aug 07

Bill history

Previous balance	$116.18
Payment received by Jul 14, thank you	-$116.18

Service summary

	Previous month	Current month
Bundle	$110.98	$110.98
Other	$4.50	$4.50
Taxes and Fees	$0.70	$0.70
Total services	**$116.18**	**$116.18**
Total balance		**$116.18**

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

6790 0107 DY RP 14 07142026 NNNNNN 01 000367 0002

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

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

726006813995220504142000000000000000116185

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

Billing Date: **Jul 14, 2026**

Billing Period: **Jul 14 - Aug 13, 2026**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges		
07.14-08.13	FiberOptic Internet 100 Static IP	$110.98
Bundle Total		**$110.98**

Other Charges

Monthly Charges		
07.14-08.13	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Taxes and Fees

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

Total current month charges **$116.18**

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

Billing Date:
Jul 14, 2026

Billing Period:
Jul 14 - Aug 13, 2026

GLF Water, Inc.

2604 Shipston Av.
New Port Richey, FL 34655
Phone: (727) 243-8998
Fax: (727) 942-7833
Billing questions: 727-243-8998 or
Email GLFWater@yahoo.com

Invoice

Date	Invoice #
8/1/2026	14291

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

$275.00

Service Month	Description	Amount
July, 2026	Monthly Monitoring	85.00
	Annual Nitrate/Nitrite Sampling	190.00

	Total	$275.00
All invoices are Due upon receipt. Past Due Balances are subject to a service charge of 1.5% per month.	**Total Balance**	$360.00

Cut off and Submit with payment

Account Name: _____

Amount Paid: _____

Invoice #: _____

Invoice

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

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

Billing Contact

Client Project #

PO#

August 10, 2026
Invoice No: 1537-17 - 114
Due Date: August 30, 2026

Client Manager

Project Manager John Mueller

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

Professional Services for the Period: June 28, 2026 to July 25, 2026

Billing Group CONTR1 Professional Services

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer					
Mueller, John	6/29/2026	.25	240.00	60.00	
Concept exhibits for pre-apps.					
Mueller, John	6/30/2026	.75	240.00	180.00	
FDEP pre-application request. Start August report.					
Technician					
Pfisterer, Jessica	6/29/2026	5.00	100.00	500.00	
Boat ramp aerial exhibit creation					
Totals		6.00		740.00	
Total Labor					**740.00**

Billing Group CONTR2 Professional Services

Billing Group EXP Reimbursable expenses

Total Project Invoice Amount **$740.00**

CC070226-320

JUL 10 2026

PAYMENT STUB

Account: 9900 929490 3 Statement Date: 07/02/26 Page: 1 of 3

Account: 9900 929490 3

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

111342
NZ02

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

PLEASE INDICATE ADDRESS CHANGES

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

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

DUE DATE 07/20/26

Account Balance Summary

Current Invoices & Returns	$ 431.63
1-30 Days Past Due	$ 0.00
31-60 Days Past Due	$ 0.00
Over 60 Days Past Due	$ 0.00
Unapplied Payments & Adjustments	$ 0.00
Statement Balance	**$ 431.63**

Total paid for this statement $297.54

Amount Due

[redacted]

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

9900929490 3

00001340 9

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

Account: 9900 929490 3

ACCOUNT ACTIVITY

Account Number : 9900 929490 3

Current Invoices & Returns

Date	Invoice	Original Amount	Due Date	Store/City	Reference
05/05/26	972522 -QRMHQX	$ 39.86	07/20/26	2238 LUTZ, FL	00
05/06/26	977126 -QRQXBQ	$ 31.90	07/20/26	2238 LUTZ, FL	00
05/22/26	998799 -QTVFIS	$ 62.33	07/20/26	2238 LUTZ, FL	NP
06/09/26	973636 -QWASHP	$ 73.36	08/20/26	2238 LUTZ, FL	NA
06/30/26	982226 -QYUQXU	$ 172.53	08/20/26	2238 LUTZ, FL	00
07/01/26	987638 -QYZMKP	$ 51.65	08/20/26	2238 LUTZ, FL	00
Subtotal		$ 431.63			

Invoice	Please Indicate by ☑ Invoices You are Paying	Date & Amount Due	
972522	☐	05/05/26 $ 39.86	← Paid
977126	☐	05/06/26 $ 31.90	← Paid
998799	☐	05/22/26 $ 62.33	← Paid
973636	☐	06/09/26 $ 73.36	
982226	☐	06/30/26 $ 172.53	
987638	☐	07/01/26 $ 51.65	
Subtotal		$ 431.63	

Total paid for this statement $297.54

Tear Here

Account Balance Summary

9900 929490 3

Total
$ 431.63

-Continue-

Current Invoice Details

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 06/09/26
Invoice: 973636 -QWASHP
P.O. / JOB: NA

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000196037	2-6-8 TREATED TOP CHOICE	1.00	EA	8.82	8.82
000000000293316	SAKRETE 60-LB CONCRETE MI	14.00	BA	4.61	64.54
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 73.36 Tax: 0.00 Balance Due: 73.36

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 06/30/26
Invoice: 982226 -QYUQXU
P.O. / JOB: 00

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000839699	NTN RH 4-1/2-IN 80 GRT FL	1.00	EA	11.39	11.39
000000000839703	NTN 4-IN SINGLE ROW CUP W	1.00	EA	52.28	52.28
000000007088996	PS 3PK UTILITY MEN'S GRDN	1.00	EA	14.24	14.24
000000000210887	DW 4.5-IN ANGLE GRNDR SLI	1.00	EA	84.62	84.62
000000000309791	NIAGARA 32-CT PURIFIED WA	2.00	EA	5.00	10.00
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 172.53 Tax: 0.00 Balance Due: 172.53

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 07/01/26
Invoice: 987638 -QYZMKP
P.O. / JOB: 00

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000117987	RB SS ENTRY KNB GALLO	1.00	EA	11.38	11.38
000000007947428	SikaQuick Pro 1000	1.00	EA	21.83	21.83
000000000293316	SAKRETE 60-LB CONCRETE MI	4.00	BA	4.61	18.44
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 51.65 Tax: 0.00 Balance Due: 51.65

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

For Inquiries, call at :
866-232-7443

Invoice # : 973636 -QWASHP
Account Number : xxxxxx9490
Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	443636658	**P.O.#/Job Name:**	na
Sale Date:	06/09/2026	**Store:**	2238
Due Date:	08/20/2026	**Buyer Name:**	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
	SALES TAX	1	EA	$0.00	$0.00
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	$0.00	$0.00
000000000293316	SAKRETE 60-LB CONCRETE MI	14	BA	$4.61	$64.54
000000000196037	2-6-8 TREATED TOP CHOICE	1	EA	$8.82	$8.82

Subtotal:	**$73.36**
Tax:	**$0.00**
Total Invoice:	**$73.36**
Adjustments:	**$0.00**
Payments Applied:	**$0.00**
Total Amount Outstanding:	**$73.36**

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

For Inquiries, call at :
866-232-7443

Invoice # : 987638 -QYZMKP
Account Number : xxxxxx9490
Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	445008138	**P.O.#/Job Name:**	00
Sale Date:	07/01/2026	**Store:**	2238
Due Date:	08/20/2026	**Buyer Name:**	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000007947428	SikaQuick Pro 1000	1	EA	$21.83	$21.83
000000000117987	RB SS ENTRY KNB GALLO	1	EA	$11.38	$11.38
000000000293316	SAKRETE 60-LB CONCRETE MI	4	BA	$4.61	$18.44
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	$0.00	$0.00
	SALES TAX	1	EA	$0.00	$0.00

Subtotal:	**$51.65**
Tax:	**$0.00**
Total Invoice:	**$51.65**
Adjustments:	**$0.00**
Payments Applied:	**$0.00**
Total Amount Outstanding:	**$51.65**

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

For Inquiries, call at :
866-232-7443

Invoice # : 982226 -QYUQXU
Account Number : xxxxxx9490
Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	444914717	**P.O.#/Job Name:**	00
Sale Date:	06/30/2026	**Store:**	2238
Due Date:	08/20/2026	**Buyer Name:**	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	$0.00	$0.00
000000000839699	NTN RH 4-1/2-IN 80 GRT FL	1	EA	$11.39	$11.39
000000000839703	NTN 4-IN SINGLE ROW CUP W	1	EA	$52.28	$52.28
000000007088996	PS 3PK UTILITY MEN'S GRDN	1	EA	$14.24	$14.24
000000000210887	DW 4.5-IN ANGLE GRNDR SLI	1	EA	$84.62	$84.62
000000000309791	NIAGARA 32-CT PURIFIED WA	2	EA	$5.00	$10.00
	SALES TAX	1	EA	$0.00	$0.00

Subtotal:	**$172.53**
Tax:	**$0.00**
Total Invoice:	**$172.53**
Adjustments:	**$0.00**
Payments Applied:	**$0.00**
Total Amount Outstanding:	**$172.53**

Lake Padgett ISD
6.9.26.

Date	Payee	Amount	Description
6.9.26.	Lowes..	73.36.	lumber to repair dock railing at Joyce park. Concrete to install basketball goals at laird park.
	TOTAL	73.36.	

Receipts Attached.

Requestor Signature: _____
district manager.

Lake Padgett ISD
6.30.26.-7.3.26.

Date	Payee	Amount	Description
6.30.26.	Lowes.	172.53.	grinding discs for new basketball court at laird. New
			grinder .work gloves ,water.
7.1.26.	Lowes.	51.65.	new door lock for office door. Leveler concrete for laird
			basketball court. Concrete to install donated basketball goal
			at Saxon park.
7.3.26.	Lowes	43.32.	cutting discs for grinder. Hardware to install basketball
			goal at Saxon park. Padlock for enclosed trailer.
	TOTAL	267.50.	

Receipts Attached.

Requestor Signature: _____
district manager.

CC080226-320

AUG 10 2026

PAYMENT STUB

Account: 9900 929490 3 Statement Date: 08/02/26 Page: 1 of 4

Account: 9900 929490 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.

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

105779
N202

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

PLEASE INDICATE ADDRESS CHANGES

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

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

DUE DATE: 08/20/26

Account Balance Summary

Current Invoices & Returns	$ 379.72
1-30 Days Past Due	$ 0.00
31-60 Days Past Due	$ 0.00
Over 60 Days Past Due	$ 0.00
Unapplied Payments & Adjustments	$ 0.00
Statement Balance	**$ 379.72**

Amount Due

[redacted]

AMOUNT ENCLOSED $_____

Unapplied payments will be automatically applied to the old days.

Total paid for this statement $82.18

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).

PAYMENT OPTIONS

- Pay Online (once registered with Online Account Management)
- Pay by phone with live agent: 1-866-232-7443
- Pay at your local Lowe's store
- Pay by Mail:
  Lowe's
  P.O. Box 669821
  Dallas TX 75266-0775

Tear Here

000029754

000029490403

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

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

-Continue-

Account: 9900 929490 3

ACCOUNT ACTIVITY
Account Number : 9900 929490 3

Payments Received

Date	Reference	Amount	Description
07/04/26		$ (134.09)	PAYMENT RECEIVED - THANK YOU

Current Invoices & Returns

Date	Invoice	Original Amount	Due Date	Store/City	Reference
06/09/26	973636 -QWASHP	$ 73.36	08/20/26	2238 LUTZ, FL	NA
06/30/26	982226 -QYUQXU	$ 172.53	08/20/26	2238 LUTZ, FL	00
07/01/26	987638 -QYZMKP	$ 51.65	08/20/26	2238 LUTZ, FL	00
07/03/26	996889 -QZHOZA	$ 43.32	09/20/26	2238 LUTZ, FL	00
07/25/26	976997 -RCBZEQ	$ 38.86	09/20/26	2238 LUTZ, FL	NA
Subtotal		$ 379.72			

Invoice	Please Indicate by ☑ Invoices You are Paying	Date & Amount Due	
973636	☐	06/09/26 $ 73.36	← Paid
982226	☐	06/30/26 $ 172.53	← Paid
987638	☐	07/01/26 $ 51.65	← Paid
996889	☐	07/03/26 $ 43.32	
976997	☐	07/25/26 $ 38.86	
Subtotal		$ 379.72	

Total paid for this statement $82.18

Tear Here

Account Balance Summary
9900 929490 3

Total
$ 379.72

-Continue-

Current Invoice Details

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 06/30/26
Invoice: 982226 -QYUQXU
P.O. / JOB: 00

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000839699	NTN RH 4-1/2-IN 80 GRT FL	1.00	EA	11.39	11.39
000000000839703	NTN 4-IN SINGLE ROW CUP W	1.00	EA	52.28	52.28
000000007088996	PS 3PK UTILITY MEN'S GRDN	1.00	EA	14.24	14.24
000000000210887	DW 4.5-IN ANGLE GRNDR SLI	1.00	EA	84.62	84.62
000000000309791	NIAGARA 32-CT PURIFIED WA	2.00	EA	5.00	10.00
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 172.53 Tax: 0.00 Balance Due: 172.53

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 07/01/26
Invoice: 987638 -QYZMKP
P.O. / JOB: 00

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000117987	RB SS ENTRY KNB GALLO	1.00	EA	11.38	11.38
000000007947428	SikaQuick Pro 1000	1.00	EA	21.83	21.83
000000000293316	SAKRETE 60-LB CONCRETE MI	4.00	BA	4.61	18.44
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 51.65 Tax: 0.00 Balance Due: 51.65

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 07/03/26
Invoice: 996889 -QZHOZA
P.O. / JOB: 00

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000839678	NTN BF 4-1/2-IN X 0.045 A	3.00	EA	5.21	15.63
000000000839714	NTN 4-IN COURSE WIRE WHEE	1.00	EA	8.06	8.06
000000000060082	1-1/2-IN LAM STL W/ 1-1/2	1.00	EA	13.00	13.00
000000000059164	BH WAFER SD 10X1 50-CT	1.00	EA	6.63	6.63
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 43.32 Tax: 0.00 Balance Due: 43.32

-Continue-

Mail Payments to:

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

LAKE PADGETT ESTATES ISD
Account : 9900 929490 3
Store/City: 2238 / LUTZ, FL
Buyer: ROWELL STEPHEN

Date of Sale: 07/25/26
Invoice: 976997 -RCBZEQ
P.O. / JOB: NA

S.K.U.	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000000000309791	NIAGARA 32-CT PURIFIED WA	2.00	EA	6.16	12.32
000000005388563	Blaster heavy duty grease	2.00	EA	6.63	13.26
000000000569158	WD-40 8-OZ TWIN SMRTSTRW	1.00	EA	13.28	13.28
000000000155670	PROMOTIONAL DISCOUNT APPL	1.00	EA	0.00	0.00

Subtotal: 38.86 Tax: 0.00 Balance Due: 38.86

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

For Inquiries, call at :
866-232-7443

Invoice # : 996889 -QZHOZA
Account Number : xxxxxx9490
Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	445179966	**P.O.#/Job Name:**	00
Sale Date:	07/03/2026	**Store:**	2238
Due Date:	09/20/2026	**Buyer Name:**	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000000060082	1-1/2-IN LAM STL W/ 1-1/2	1	EA	$13.00	$13.00
000000000059164	BH WAFER SD 10X1 50-CT	1	EA	$6.63	$6.63
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	$0.00	$0.00
	SALES TAX	1	EA	$0.00	$0.00
000000000839678	NTN BF 4-1/2-IN X 0.045 A	3	EA	$5.21	$15.63
000000000839714	NTN 4-IN COURSE WIRE WHEE	1	EA	$8.06	$8.06

Subtotal:	**$43.32**
Tax:	**$0.00**
Total Invoice:	**$43.32**
Adjustments:	**$0.00**
Payments Applied:	**$0.00**
Total Amount Outstanding:	**$43.32**

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

For Inquiries, call at :
866-232-7443

Invoice # : 976997 -RCBZEQ
Account Number : xxxxxx9490
Company Name : LAKE PADGETT ESTATES ISD
Address : ATTN: MATHEW HUBER
3434 COLWELL AVE
TAMPA, FL, 33614

Trans #:	446460889	**P.O.#/Job Name:**	na
Sale Date:	07/25/2026	**Store:**	2238
Due Date:	09/20/2026	**Buyer Name:**	ROWELL STEPHEN

SKU	Description	Qty	Unit	Price	Ex Price
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	$0.00	$0.00
	SALES TAX	1	EA	$0.00	$0.00
000000000569158	WD-40 8-OZ TWIN SMRTSTRW	1	EA	$13.28	$13.28
000000000309791	NIAGARA 32-CT PURIFIED WA	2	EA	$6.16	$12.32
000000005388563	Blaster heavy duty grease	2	EA	$6.63	$13.26

Subtotal:	**$38.86**
Tax:	**$0.00**
Total Invoice:	**$38.86**
Adjustments:	**$0.00**
Payments Applied:	**$0.00**
Total Amount Outstanding:	**$38.86**

Lake Padgett ISD
6.30.26.-7.3.26.

Date	Payee	Amount	Description
6.30.26.	Lowes.	172.53.	grinding discs for new basketball court at laird. New
			grinder .work gloves ,water.
7.1.26.	Lowes.	51.65.	new door lock for office door. Leveler concrete for laird
			basketball court. Concrete to install donated basketball goal
			at Saxon park.
7.3.26.	Lowes	43.32.	cutting discs for grinder. Hardware to install basketball
			goal at Saxon park. Padlock for enclosed trailer.
	TOTAL	267.50.	

Receipts Attached.

Requestor Signature: _____
district manager.

Lake Padgett ISD
7.25.26--7.30.26.

Date	Payee	Amount	Description
7.25.26.	Lowes.	38.86.	water. Grease wd40.
7.30.26.	Lowes.	1419.75.	new water fountains .trash bags.
	.		
	.		
			.
	TOTAL	$1,458.61	

Receipts Attache 0

Requestor Signa s.rowell
district manager.

INVOICE

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

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

Bill to
Lake Padgett Estates ISD
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

Ship to
Lake Padgett Estates ISD
P.O. Box 32414
CHARLOTTE, NC 28232

Invoice details
Invoice no.: 2128
Terms: Net 15
Invoice date: 07/29/2026
Due date: 08/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/13/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
2.	07/14/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
3.	07/15/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
4.	07/16/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
5.	07/17/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
6.	07/18/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
7.	07/19/2026	**tempo summer pool officer**	pool summer coverage	6.5	$37.75	$245.38
8.	07/19/2026	**PROCESSING FEE**		1	$30.00	$30.00

Total **$1,747.66**

Ways to pay

VISA · Mastercard · Discover · American Express · BANK · affirm

View and pay

INVOICE

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

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

Bill to
Lake Padgett Estates ISD
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

Ship to
Lake Padgett Estates ISD
P.O. Box 32414
CHARLOTTE, NC 28232

Invoice details
Invoice no.: 2164
Terms: Net 15
Invoice date: 08/02/2026
Due date: 08/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/25/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
2.	07/26/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
3.	08/01/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
4.	08/02/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
5.	08/02/2026	**PROCESSING FEE**		1	$60.00	$60.00

Total **$3,505.20**

Ways to pay

View and pay

INVOICE

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

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

Bill to
Lake Padgett Estates ISD
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

Ship to
Lake Padgett Estates ISD
P.O. Box 32414
CHARLOTTE, NC 28232

Invoice details
Invoice no.: 2170
Terms: Net 15
Invoice date: 08/15/2026
Due date: 08/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/08/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
2.	08/09/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
3.	08/15/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
4.	08/16/2026	**UNARMED SECURITY OFFICER AT LAKE PADGETT**	UNARMED SECURITY OFFICER AT LAKE PADGETT	30	$28.71	$861.30
5.	08/16/2026	**PROCESSING FEE**		1	$60.00	$60.00

Total **$3,505.20**

Ways to pay

View and pay

Lake Padgett Estates ISD
Meeting Date: August 20 , 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Steven Yarbrough	yes
Pam Carr	yes
April Wakefield	
Paul Wells	yes
Tracee Ivins	yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	8:56
Total Meeting Time:	2hrs 26 mins

Time Over ____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

Lisa Castoria

DM Signature: _____

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

1 0 1
16-70203

LAKE PADGETT ESTATES ISD

Service Address: **3661 PARKWAY BOULEVARD CIVIC CENTER**

Bill Number: 24900082
Billing Date: 7/29/2026
Billing Period: 6/12/2026 to 7/13/2026

Account #	Customer #
0361035	01104977

Please use the 15-digit number below when making a payment through your bank

036103501104977

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	07469966	6/12/2026	262	7/13/2026	262	31	0

Usage History

	Water
July 2026	0
June 2026	3
May 2026	1
April 2026	1
March 2026	0
February 2026	1
January 2026	2
December 2025	1
November 2025	0
October 2025	4
September 2025	3
August 2025	4

Transactions

Previous Bill	47.83
Payment 07/13/26	-47.83 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Total Current Transactions	41.29
TOTAL BALANCE DUE	**$41.29**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0361035
Customer #	01104977
Balance Forward	0.00
Current Transactions	41.29
Total Balance Due	**$41.29**
Due Date	**8/17/2026**

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

The Total Due will be electronically transferred on 08/17/2026.

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

REPUBLIC SERVICES

8608 Arcola Ave
Hudson FL 34667-363737

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

JUL 2 7 2026

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

Account Number	**3-0762-1071274**
Invoice Number	0762-004046211
Invoice Date	July 17, 2026
Previous Balance	$1,202.73
Payments/Adjustments	-$1,202.73
Current Invoice Charges	**$1,202.73**

Autopayment	Payment Due Date
$1,202.73	August 06, 2026

PAYMENTS/ADJUSTMENTS

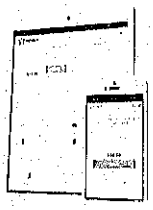
Description	Reference	Amount
Payment - Thank You 07/07	5555555	-$1,202.73

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Lake Padgett Estates Isd Fl 3700 Parkway Blvd CSA A205755520				
Land O Lakes, FL				
2 Fl Waste Container 8 Yd, 2 Lifts Per Week				
Pickup Service 08/01-08/31		2.0000	$593.44	$1,186.88
Unlock/Lock Fee 08/01-08/31			$15.85	$15.85
CURRENT INVOICE CHARGES, AutoPayment due on August 06, 2028				**$1,202.73**

Simple account access at your fingertips.

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



REPUBLIC SERVICES

8608 Arcola Ave
Hudson FL 34667-363737

Do not Pay
*** Thank You For Your Automatic Payment ***

Autopayment	**$1,202.73**
Payment Due Date	**August 06, 2026**
Account Number	**3-0762-1071274**
Invoice Number	**0762-004046211**

Address Service Requested

[ ]
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

0000486
N202

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

3076210712740000004046211000120273000120273 6

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

Invoice

Date	Invoice #
8/2/2026	INV0000111318

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,651.42	$1,651.42
Administrative Services	1.00	$544.50	$544.50
Email Accounts, Admin & Maintenance	6.00	$20.00	$120.00
Management Services	1.00	$2,477.17	$2,477.17
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$4,893.09
Total	$4,893.09

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/10/2026	18537

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

Job Name	Terms
LQIRD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the men's room doesn't unlock and the outside walk gate doesn't lock. Replaced bad 12 VDC transformer. All performing properly at this time.			
1	12VDC transformer.	35.00		35.00
	Quarterly maintenance part discount.	-10.00%		-3.50
1	Hourly tech rate for quarterly maintenance customer.	120.00		120.00
	Sales Tax	6.00%		0.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$151.50
Payments/Credits	$0.00
Balance Due	$151.50

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/17/2026	18560

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

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	LAIRD PARK 656-246-6070	39.95		39.95
	COLDSTREAM 656-235-9127	39.95		39.95
	STABLE RIDGE 656-257-1841	39.95		39.95
	LAKE SAXON 656-257-6717	39.95		39.95
	PADGETT PARK 656-272-2780	39.95		39.95
	Sales Tax	6.00%		0.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$199.75
Payments/Credits	$0.00
Balance Due	$199.75

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/21/2026	18609

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

Job Name	Terms
PADGETT PARK	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Adjusted arm on ramp swing gate and tightened clutch to prevent gate from being pushed open.			
1	Hourly tech rate for quarterly maintenance customer.	120.00		120.00
	Sales Tax	6.00%		0.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$120.00
Payments/Credits	$0.00
Balance Due	$120.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01851P **Date 07/24/2026**

Attn:
Lake Padgett Estates Independent Special District Rizzetta
SGILLIS@RIZZETTA.COM

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01851P **Notice of Public Hearing and Regular Board of Supervisors' Meeting** **RE:** Lake Padgett Estate Independent Special District Public Hearing and Meeting on August 20, 2026 at 6:30 p.m. **Published:** 7/24/2026, 7/31/2026	$60.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$60.00**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of Lake Padgett Estates Independent Special District will hold a public hearing on Thursday, August 20, 2026 at 6:30 p.m. to be held at the Lake Padgett Estates Stables Meeting Room located at 3614 Stable Ridge Lane, Land O' Lakes, FL 34639 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2026/2027. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget(s) may be obtained at the offices of the District Manager, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

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

Lisa Castoria
District Manager
July 24, 31, 2026 26-01851P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Valley

CC073126-320

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$7,235.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$3,837.65
Payments & Credits	$3,841.39
Purchases & Other Charges	$2,767.96
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,764.22

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	$2,764.22
Minimum Payment Due	**$2,764.22**
Payment Due Date	**August 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$3,838.36-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	3,837.65-
07/28	07/28	00000000000ATRECV	BALANCE TRANSFER 5334 1100 0156 1938	0.71-
		MICHELLE WHITE	**$0.00**	
		STEPHEN ROWELL	**$2,764.93**	
07/01	07/01	8271116J6EHMEVDKX	FLBLUE* ACA JACKSONVILLE FL	38.56
			MCC: 6300 MERCHANT ZIP:	
07/01	07/01	8271116J6EHMF74E4	FLBLUE* ACA JACKSONVILLE FL	38.56
			MCC: 6300 MERCHANT ZIP:	
07/03	07/03	8230509J8EHNHL6NY	AMAZON MARK* JQ0E90ES3 SEATTLE WA	96.53
			MCC: 5999 MERCHANT ZIP:	
07/08	07/08	0531461JEEHWKPB4S	FLORIDA COAST EQUIPMEN LAND O LAKES FL	46.97
			MCC: 5599 MERCHANT ZIP:	
07/08	07/08	0531461JEEHWKPB7D	FLORIDA COAST EQUIPMEN LAND O LAKES FL	12.51
			MCC: 5599 MERCHANT ZIP:	
07/10	07/10	8530961JHLDR5F26R	10-S TENNIS SUPPLY POMPANO BEACH FL	1,843.87

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**August 25, 2026**
New Balance	**$2,764.22**
Minimum Payment Due	$2,764.22
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
LAKE PADGETT ESTATES INDEPENDENT S
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5941 MERCHANT ZIP: 33069	
07/10	07/10	5531658JGPTMMXFZ6	BP#6737985GIANT OILQPS LAND O LAKES FL	110.05
			MCC: 5542 MERCHANT ZIP: 34639	
07/13	07/13	0558745JJ00000M0F	RBT BP#6737985GIANT OI EASYSAVING CREDIT	1.00-
			MCC: 6532 MERCHANT ZIP:	
07/14	07/14	0531461JLEHWG0QQA	FLORIDA COAST EQUIPMEN LAND O LAKES FL	46.57
			MCC: 5599 MERCHANT ZIP:	
07/14	07/14	0531461JLEHWG0Q9P	FLORIDA COAST EQUIPMEN LAND O LAKES FL	26.39
			MCC: 5599 MERCHANT ZIP:	
07/17	07/17	5531658JPR1QDF0SA	BP#6737985GIANT OILQPS LAND O LAKES FL	74.22
			MCC: 5542 MERCHANT ZIP: 34639	
07/17	07/17	5531658JPR1QDF0SW	BP#6737985GIANT OILQPS LAND O LAKES FL	76.54
			MCC: 5542 MERCHANT ZIP: 34639	
07/21	07/21	0558745JS00001DPP	RBT BP#6737985GIANT OI EASYSAVING CREDIT	0.77-
			MCC: 6532 MERCHANT ZIP:	
07/21	07/21	0558745JS00001DP5	RBT BP#6737985GIANT OI EASYSAVING CREDIT	0.74-
			MCC: 6532 MERCHANT ZIP:	
07/24	07/24	5543286JX620RPXMR	AMAZON MKTPL*DN5WP4PW3 SEATTLE WA	30.10
			MCC: 5942 MERCHANT ZIP:	
07/25	07/25	5531658JZRA64YBME	BP#6737985GIANT OILQPS LAND O LAKES FL	52.31
			MCC: 5542 MERCHANT ZIP: 34639	
07/27	07/27	0558745K000000EEZ	RBT BP#6737985GIANT OI EASYSAVING CREDIT	0.52-
			MCC: 6532 MERCHANT ZIP:	
07/28	07/28	0531461K2EHWM2XT4	FLORIDA COAST EQUIPMEN LAND O LAKES FL	112.99
			MCC: 5599 MERCHANT ZIP:	
07/29	07/29	0531461K3EHWPP33H	FLORIDA COAST EQUIPMEN LAND O LAKES FL	50.38
			MCC: 5599 MERCHANT ZIP:	
07/30	07/30	5531658K4RFNLA3JX	BP#6737985GIANT OILQPS LAND O LAKES FL	111.41
			MCC: 5542 MERCHANT ZIP: 34639	
		0 0		**$0.00**

IMPORTANT ACCOUNT INFORMATION

$0 - $2,764.22 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$21.77	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$6.91	$0-$500,000 = 0.25%
New Cashback Balance	$28.68	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Mar 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

Lake Padgett Estates ISD
Credit Card - Stephen Rowell
Closing Date July 28, 2026
Payment Date August 25, 2026

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

				Other Physical Environment	Parks & Recreation	Parks & Recreation	Parks & Recreation	Parks & Recreation	TOTAL
				Maintenance & Repairs	Health Insurance	Equipment Maint & Repair	Vehicle Maintenance	Misc. Operating Supplies	
				53900-4647	57200-3307	57200-4402	57200-4660	57200-4736	
Date	**Vendor Name**	**Description**	**Amount**						
7/1/2026	Florida Blue	Dental Insurance - Steve	38.56		38.56				**38.56**
7/1/2026	Florida Blue	Dental Insurance - Tony	38.56		38.56				**38.56**
7/1/2026	Amazon	Work Boots for Tony Hendrix	96.53					96.53	**96.53**
7/8/2026	Florida Coast Equipment	Bearing for Lawn Mower Wheel	46.97			46.97			**46.97**
7/8/2026	Florida Coast Equipment	New Bearing Bolt for Lawn Mower	12.51			12.51			**12.51**
7/10/2026	Rosemart Gas	Chevy Truck & Pressure Washer Gas	110.05			110.05			**110.05**
7/10/2026	10-s Tennis Supplies	Resurfacer and Coatings for New Basketball Court at Laird	1,843.87	1,843.87					**1,843.87**
7/14/2026	Florida Coast Equipment	Bearing for Lawn Mower Center Pulley	46.57			46.57			**46.57**
7/14/2026	Florida Coast Equipment	Oil Seals for Lawn Mower Center Pulley	26.39			26.39			**26.39**
7/17/2026	Rosemart Gas	Diesel for Lawn Mower and Tractor	76.54			76.54			**76.54**
7/17/2026	Rosemart Gas	Chevy Truck & Two Stroke Gas	74.22				74.22		**74.22**
7/23/2026	Amazon	Toilet Paper	30.10					30.10	**30.10**
7/28/2026	Florida Coast Equipment	Oil Seal Case for Lawn Mower	112.99			112.99			**112.99**
7/29/2026	Florida Coast Equipment	Bearing for Lawn Mower	50.38			50.38			**50.38**
7/30/2026	Rosemart Gas	Diesel	52.31			52.31			**52.31**
7/30/2026	Rosemart Gas	Gas	111.41			111.41			**111.41**
7/31/2026	Rosemart Gas	Misc. Credits	(3.74)			(3.74)			**(3.74)**
	TOTAL		**2,764.22**	**1,843.87**	**77.12**	**642.38**	**74.22**	**126.63**	**2,764.22**
				53900-4647	**57200-3307**	**57200-4402**	**57200-4660**	**57200-4736**	

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	07/01/2026
Total Amount Due	**$38.56**

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

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

Member ID:H27676704

Plan Information	Billing Details	Amount Due
BlueDental Choice QF		
Previous Balance Amount:	$0.00	
Coverage Period: 07/01/2026 – 07/31/2026	$38.56	
Amount Due:		$38.56

Thank you for your last payment of $38.56.

Statement created: 06/09/2026

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	07/01/2026
Total Amount Due	**$38.56**

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

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

Member ID:H27668974

Plan Information	Billing Details	Amount Due
BlueDental Choice QF		
Previous Balance Amount:	$0.00	
Coverage Period: 07/01/2026 – 07/31/2026	$38.56	
Amount Due:		$38.56

Thank you for your last payment of $38.56.

Statement created: 06/09/2026

amazon.com

Details for Order #112-1902061-6176201

Order Placed: July 1, 2026
Amazon.com order number: 112-1902061-6176201
Order Total: $96.53

Not Yet Shipped

Items Ordered	Price
1 of: *Wolverine Men's Floorhand 6" Waterproof Boot, Dark Brown, 12 M US* Sold by and invoiced on behalf of: Style Lounge LLC (seller profile) Condition: New	$96.53

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

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

Item(s) Subtotal:	$96.53
Shipping & Handling:	$6.99
Promotion applied:	-$6.99
Total before tax:	$96.53
Estimated Tax:	$0.00
Grand Total:	**$96.53**

To view the status of your order, return to Order Summary .

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

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
07/08/26	08:46:51 (O)	01
Account No	Phone No	Inv No
LAKEP006	8134287066	P4267105
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	570	

PARTS INVOICE

ORDER#: 039729

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K3111-18012	BOLT,HEX 1/2-20X8.5	AH01-63	1	1	1			12.51	12.51

008314 XXXXXXXXXXXX5912XXX TOTAL CREDIT CARD 12.51

APPROVED
Authorization Number:008314
Account Number:************5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC 61BE70F591FFF3CB
Response:0 - Approved
Transaction Date:07/08/2026 08:46:45 AM
Transaction Id:2100222653
Approved Amount:$12.51
Reference Number:01,01.05.039729
Transaction Type:Sale
Signature Not Required

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 Argicultural 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.

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
07/08/26	08:14:21 (O)	01
Account No	Phone No	Inv No
LAKEP006	8134287066	P4266805
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	570	

PARTS INVOICE

ORDER#: 039725

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K3271-18130	COVER, WHEEL	AH04-44	2	2	2			6.84	13.68
K3451-18900	KIT, BEARING	AG10-44	1	1	1			33.29	33.29

TOTAL CREDIT CARD 46.97

008923 XXXXXXXXXXXX5912XXX
APPROVED
Authorization Number:008923
Account Number:************5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC AB4937094B50EBF4
Response:0 - Approved
Transaction Date:07/08/2026 08:14:15 AM
Transaction Id:2100093999
Approved Amount:$46.97
Reference Number:01.01.05.039725
Transaction Type:Sale
Signature Not Required

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.

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 Argicultural 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.

X _____
Ordered By

X _____
Received By

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

DATE 7/10/26 8:08
TRAN#9033083
PUMP# 03
SERVICE LEVEL: SELF
PRODUCT: UNLD1
GALLONS: 28.371
PRICE/G: $3.879
FUEL SALE $110.05
CREDIT $110.05
SALE Receipt

Mastercard
**********5912
Entry:Contactless IC
C
Auth #: 010648
Resp Code: 000
Stan: 0118192373
Invoice #: 147832

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

Loyalty
Card: REWARD
**********5912
Trace #: OEH1-188-85
2603319-67
Stan: 0118192373

THANK YOU
HAVE A NICE DAY

10-S Tennis Supply & Dinkshot Pickleball
1400 NW 13th Avenue
Pompano Beach, FL 33069
Toll-Free: (800) 247-3907
Local: (954) 969-5440
www.10-S.com / www.dinkshot.com

PAID IN FULL

Invoice

#176830

Date: 7/10/2026

Bill To
Lake Padgett Estates Independent District
3434 Colwell Ave
Ste 200
Tampa FL 33614-8390
United States

Ship To
Lake Padgett Estates East
4533 Savanah Way
Land Of Lakes FL 34639
United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Due on receipt CC or Check	7/20/2026	Tony	Richard Buerkle	Customer Pick Up Ruskin

Quantity	Item	Options	Customer Description	Rate	Amount
1	**5AT-1CP-5G** AT - Concrete Solvent 5G		Waiting on the solvent. Pick-up will likely be the week of 07/06.	$292.00	$292.00
1	**5AT-2AR-55G** AT - Resurfacer 55-Gallon		Mixes with Silica Sand and Water - Approx 11 bags of (50#)	$770.00	$770.00
13	**5F1001** 30/65 Medium Silica Sand 50 lb bag			$10.99	$142.87
1	**5AT-3CL-30G-Comp-Blu** AT - Color Textured - 30 Gallon	Color: Competition Blue	Already textured - mixes with Water only Paying credit card on site	$639.00	$639.00

Subtotal	$1,843.87
Shipping Costs (Customer Pick Up Ruskin)	$0.00
Tax (7%)	$0.00
Total	$1,843.87
Amount Paid	$1,843.87
Amount Due	$0.00

176830

FLORIDA COAST EQUIPMENT

Kubota

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: 07/14/26	Time: 08:50:39 (O)	Page: 01
Account No: LAKEP006	Phone No: 8134287066	Inv No: P4281505
Ship Via	Purchase Order	
Tax ID No		
	Salesperson: 570	

PARTS INVOICE

ORDER#: 039861

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K5955-34120	OIL SEAL, UPPER AG04-33		1	1	1			46.57	46.57

014364 XXXXXXXXXXXX5912XXX TOTAL CREDIT CARD 46.57

APPROVED
Authorization Number:014364
Account Number:**********5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC 177C8ABEF891BE64
Response:0 - Approved
Transaction Date:07/14/2026 08:50:29 AM
Transaction Id:15335117
Approved Amount:$46.57
Reference Number:01.01.05.039861
Transaction Type:Sale
Signature Not Required

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 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' person 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
07/14/26	08:47:59 (O)	01
Account No	Phone No	Inv No
LAKEP006	8134287066	P4281405
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	570	

PARTS INVOICE

ORDER#: 039860

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
08101-06206	BEARING,BALL RADIAL 30/62	AF08-41	1	1	1			18.80	18.80
04611-00620	CIR-CLIP, INTERNAL	BS03-28	1	1	1			7.59	7.59

014071 XXXXXXXXXXXX5912XXX TOTAL CREDIT CARD 26.39

APPROVED
Authorization Number:014071
Account Number:**********5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC 17F97AB71214923F
Response:0 - Approved
Transaction Date:07/14/2026 08:47:53 AM
Transaction Id:153Z4692
Approved Amount:$26.39
Reference Number:01.01.05.039860
Transaction Type:Sale
Signature Not Required

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 Argicultural 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.

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

DATE 7/17/26 11:27
TRAN#9020233
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 14.554
PRICE/G: $5.259
FUEL SALE $76.54
CREDIT $76.54
SALE Receipt

Mastercard
**********5912
Entry:Contactless IC
C
Auth #: 017278
Resp Code: 000
Stan: 0125202831
Invoice #: 156172

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

Loyalty
Card: REWARD
**********5912
Trace #: OEH1-190-21
06180581600913-84
Stan: 0125202831

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 7/17/26 11:31
TRAN#9040649
PUMP# 04
SERVICE LEVEL: SELF
PRODUCT: UNLD1
GALLONS: 18.890
PRICE/G: $3.929
FUEL SALE $74.22
CREDIT $74.22
SALE Receipt

Mastercard
**********5912
Entry:Contactless IC
C
Auth #: 017312
Resp Code: 000
Stan: 0125202835
Invoice #: 156182

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

Loyalty
Card: REWARD
**********5912
Trace #: OEH1-190-21
06453552061980-77
Stan: 0125202835

THANK YOU
HAVE A NICE DAY

amazon.com

Details for Order #112-7438887-5093051

Order Placed: July 23, 2026
Amazon.com order number: 112-7438887-5093051
Order Total: $30.10

Not Yet Shipped	
Items Ordered 1 of: *Karat 9" Jumbo Roll Toilet Paper - 2-Ply Industrial Strength Tissue (JS-JRT1000), 1000 ft, 12 Pack* Sold by and invoiced on behalf of: Karat by Lollicup Inc. (seller profile) Seller Credentials: 889 Certification, Minority-Owned Business Condition: New	**Price** $30.10

Shipping Address:
Tony hendrix
425 E MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689-4451
United States

Shipping Speed:
Standard Shipping

Payment information	
Payment Method: MasterCard | Last digits: 5912	Item(s) Subtotal: $30.10 Shipping & Handling: $0.00 -----
Billing address lake padgett estates 3434 COLWELL AVE STE200 TAMPA, FL 33614-8390 United States	Total before tax: $30.10 Estimated Tax: $0.00 ----- **Grand Total: $30.10**

To view the status of your order, return to Order Summary .

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

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

Branch		
LAND O' LAKES		CNNYYY
Date	Time	Page
07/28/26	13:43:37 (O)	01
Account No	Phone No	Inv No
LAKEP006	8134287066	P4321805
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	570	

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

PARTS INVOICE

ORDER#: 040251

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
70712-33550	BEARING, BALL	AI02-66	1	1	1			43.44	43.44
K5955-33540	SEAL, OIL CASE LOWER *	AG02-45	1	1	1			31.11	31.11
76535-33440	SEAL, OIL	AI04-26	1	1	1			38.44	38.44

028081 XXXXXXXXXXXX5912XXX TOTAL CREDIT CARD 112.99

APPROVED
Authorization Number:028081
Account Number:************5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC EB8ECDD0EE30E630
Response:0 - Approved
Transaction Date:07/28/2026 13:43:25 PM
Transaction Id:163743759
Approved Amount:$112.99
Reference Number:01.01.05.040251
Transaction Type:Sale
Signature Not Required

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 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.

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
07/29/26	14:30:32 (O)	01
Account No	Phone No	Inv No
LAKEP006	8134287066	P4326405
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	570	

PARTS INVOICE

ORDER#: 040300

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K5663-34050	BEARING (6206)	AH05-52	2	2	2			25.19	50.38

029460 XXXXXXXXXXXX5912XXX TOTAL CREDIT CARD 50.38

APPROVED
Authorization Number:029460
Account Number:************5912
Card Type:Mastercard
Account Holder:ROWELL/ STEPHEN
Entry Mode:EMV Chip
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC 790AE3E4BADBDA26
Response:0 - Approved
Transaction Date:07/29/2026 14:30:19 PM
Transaction Id:173920761
Approved Amount:$50.38
Reference Number:01.01.05.040300
Transaction Type:Sale
Signature Not Required

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

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

DATE 7/25/26 11:07
TRAN#9020251
PUMP# 02
SERVICE LEVEL: SELF
PRODUCT: DIESEL
GALLONS: 9.565
PRICE/G: $5.469
FUEL SALE $52.31
CREDIT $52.31
SALE Receipt

Mastercard
**********5912
Entry:Contactless IC
C
Auth #: 025548
Resp Code: 000
Stan: 0133215449
Invoice #: 166050

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

Loyalty
Card: REWARD
**********5912
Trace #: OEH1-188-76
32570741152426-52
Stan: 0133215449

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 7/30/26 8:46
TRAN#9110816
PUMP# 11
SERVICE LEVEL: SELF
PRODUCT: UNLD1
GALLONS: 28.796
PRICE/G: $3.869
FUEL SALE $111.41
CREDIT $111.41
SALE Receipt

Mastercard
**********5912
Entry:Contactless IC
.C
Auth #: 030415
Resp Code: 000
Stan: 0138222219
Invoice #: 171655

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

Loyalty
Card: REWARD
**********5912
Trace #: OEH1-190-32
19680273480901-66
Stan: 0138222219

THANK YOU
HAVE A NICE DAY

Lake Padgett ISD
6.26.26.-7.1.26.

Date	Payee	Amount	Description
6.26.26..	Tampa bay beacons.	246.00.	advert for maintenance position.
6.26..26.	laker news.	240.00.	advert for maintenance position.
7.1.26.	amazon.	96.53.	work boots for Tony Hendrix.
	TOTAL	582.53.	

Receipts Attache 3

Requestor Signature: _____
district manager.

Lake Padgett ISD
7.8.26.-7.10.26.

Date	Payee	Amount	Description
7.8.25.	Florida coast equipment.	46.97.	bearing for lawn mower wheel.
7.8.26.	Florida coast equipment.	12.51.	new bearing bolt ,for lawn mower..
7.10.26.	rosemart gas.	110.05.	gas for chevy truck & pressure washer.
7.10.26.	10-s tennis supplies.	1843,87.	resurfacer and coatings for new basketball court at Laird.
	TOTAL	$2,013.40	

Receipts Attached.

Requestor Signature: _____
district manager.

Lake Padgett ISD
7.14.26.-7/17/26.

Date	Payee	Amount	Description
7.14.26.	Florida coast equipment.	46.57.	bearing for lawn mower center pulley
7.14.26.	Florida coast equipment.	26.39.	oil seals for lawn mower center pulley
7.17.26.	rosemart gas.	76.54.	diesel for lawn mower and tractor.
7.17.26.	rosemart gas.	74.22.	chevy truck and two stroke gas..
	TOTAL	223.72.	

Receipts Attache 4

Requestor Signature: _____
district manager.

verizon business

PO BOX 489
NEWARK, NJ 07101-0489

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

KEYLINE

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

Manage your account at **verizon.com/mybusiness**

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

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

Snapshot of your bill

(details on page 5)

Balance from last bill	$74.90
Payment - Thank You	-$74.90
Balance Forward	$0.00
This month's charges due by Aug 31, 2026	$74.90
Total due	**$74.90**

Auto Pay is scheduled for 08/28/26 - Thank You.

Review your bill online

Scan QR code with your camera app or go to **verizon.com/business/bill**

verizon business

LAKE PADGETT ESTATES INDEPENDE
3434 COLWELL AVE STE 200
TAMPA, FL 33614–8390

Bill Date	August 08, 2026
Account Number	842326036–00001
Invoice Number	6150602227

Total Amount Due

Deducted from bank account on 08/28/26
DO NOT MAIL PAYMENT

$74.90

PO BOX 16810
NEWARK, NJ 07101–6810

61506022270108423260360000100000000749000000000749000

verizon business

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Payment Summary

Previous Balance	**$74.90**
Payment - Thank You	
Payment Received 07/28/26	-$74.90
Total Payments	**-$74.90**
Balance Forward	**$0.00**

Questions about your bill?
verizon.com/business/support
800-922-0204

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

See eligible plans at verizon.com/business/payoptions

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

You can enroll in paper-free billing by:
1. Logging into your My Business Account > Billing > Manage payments > Paper-free billing.

Eligible payment methods for potential discount include:
1. Bank Account
2. Verizon Business Mastercard

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

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

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

1. Check this box. 2. Sign name in box below, as shown on the bill and date. 3. Return this slip with your payment. Do not send a voided check.

verizon business

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Your August bill is $74.90

Due Aug 31

Changes since your last bill

Last month you paid $74.90.

Your bill stayed the same.

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

Bill summary (details on page 4)

Balance Forward	**$0.00**
Monthly charges	$73.98
Usage & Purchase Charges	$0.00
Surcharges and Other charges & credits	$0.92
Taxes, Governmental Surcharges & Fees	$0.00
Total Current charges due by 08/31/26	**$74.90**
Total Charges	**$74.90**

Auto Pay is scheduled for 08/28/26 - Thank You.

Ways to pay

My Verizon for Business App

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

Scan the QR code to download the app

Online via My Business Portal

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

Scan the QR code to log in

By Phone

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

In Person

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

verizon business

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Explanation of Charges: Account Charges and Line Charges

Usage and Purchase Charges

	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges & Other Charges and Credits	Taxes, Governmental Surcharges & Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Msg Usage	Data Usage	Voice Roaming	Msg Roaming	Data Roaming
Lines Charges														
813-230-2898 Steven Yarbrough	5	$36.99	--	--	$0.46	--	--	$37.45	37	3	1.934GB	--	--	--
813-629-4661 Steven Yarbrough	7	$36.99	--	--	$0.46	--	--	$37.45	103	9	1.095GB	--	--	--
Total Charges		**$73.98**	**$0.00**	**$0.00**	**$0.92**	**$0.00**	**$0.00**	**$74.90**						

verizon business

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Charges by line details

Steven Yarbrough
813-230-2898
Galaxy S24 128 Gry

$37.45

Monthly Charges $36.99

Plan

NW UNL Min&MSG+Email&Data	08/09 - 09/08	$36.99

Features & Add Ons

5G Ultra Wideband Access	08/09 - 09/08	$0.00

Usage and Purchase Charges $0.00

Voice		Allowance	Used	Billable	Cost
Calling Plan (07/09 - 08/08)	minutes	unlimited	37	--	--
Mobile to Mobile (07/09 - 08/08)	minutes	unlimited	27	--	--
Night/Weekend (07/09 - 08/08)	minutes	unlimited	30	--	--
Total Voice					$0.00

Messaging		Allowance	Used	Billable	Cost
Text (07/09 - 08/08)	messages	unlimited	3	--	--
Total Messaging					$0.00

Data		Allowance	Used	Billable	Cost
5G Ultra Wideband Usage(07/09 - 08/08)	gigabytes	unlimited	.721	--	--
Gigabyte Usage(07/09 - 08/08)	gigabytes	unlimited	1213	--	--
Total Data					$0.00

Surcharges and Other Charges $0.46

Surcharges

Fed Universal Service Charge	$0.25
Regulatory Charge	$0.21

Total Current Charges for 813-230-2898 **$37.45**

Your Plan

NW UNL Min&MSG+Email&Data
$36.99 monthly charge
Unlimited monthly minutes

UNL Text Messaging
Unlimited M2M Text
Unlimited Text Message

Email & Web Unlimited
Unlimited monthly gigabyte

M2M National Unlimited
Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min
Unlimited monthly OFFPEAK

UNL Picture/Video MSG
Unlimited monthly Picture & Video

Usage and Purchase Charges

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

For additional details about these charges sign into your account by visiting verizon.com/mybusiness

verizon business

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Charges by line details

Steven Yarbrough
813-629-4661
Galaxy S24 128 Gry

$37.45

Monthly Charges $36.99

Plan

NW UNL Min&MSG+Email&Data	08/09 - 09/08	$36.99

Features & Add Ons

5G Ultra Wideband Access	08/09 - 09/08	$0.00

Usage and Purchase Charges $0.00

Voice		Allowance	Used	Billable	Cost
Calling Plan (07/09 - 08/08)	minutes	unlimited	103	--	--
Mobile to Mobile (07/09 - 08/08)	minutes	unlimited	29	--	--
Night/Weekend (07/09 - 08/08)	minutes	unlimited	28	--	--
Total Voice					$0.00

Messaging		Allowance	Used	Billable	Cost
Text (07/09 - 08/08)	messages	unlimited	6	--	--
Unlimited M2M Text (07/09 - 08/08)	messages	unlimited	2	--	--
Picture & Video - Rcv'd (07/09 - 08/08)	messages	unlimited	1	--	--
Total Messaging					$0.00

Data		Allowance	Used	Billable	Cost
5G Ultra Wideband Usage(07/09 - 08/08)	gigabytes	unlimited	.105	--	--
Gigabyte Usage(07/09 - 08/08)	gigabytes	unlimited	.990	--	--
Total Data					$0.00

Surcharges and Other Charges $0.46

Surcharges

Fed Universal Service Charge	$0.25
Regulatory Charge	$0.21

Your Plan

NW UNL Min&MSG+Email&Data
$36.99 monthly charge
Unlimited monthly minutes

UNL Text Messaging
Unlimited M2M Text
Unlimited Text Message

Email & Web Unlimited
Unlimited monthly gigabyte

M2M National Unlimited
Unlimited monthly Mobile to Mobile

UNL Night & Weekend Min
Unlimited monthly OFFPEAK

UNL Picture/Video MSG
Unlimited monthly Picture & Video

Usage and Purchase Charges

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

For additional details about these charges sign into your account by visiting verizon.com/mybusiness

verizon business

Charges by line details (continued)

Steven Yarbrough
813-629-4661
Galaxy S24 128 Gry

Total Current Charges for 813-629-4661	**$37.45**

Account: 842326036-00001
Invoice: 6150602227
Billing period: Jul 9 - Aug 8, 2026
Due date: 08/31/26

Tab 2

LANDIS EVANS + PARTNERS
formerly Sprinkle Consulting

October 6, 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 – October 2026

Dear Ms. Castoria:

Please find the summary of current activities below:

1) Beach Testing

The September test results were received on 9/24/2026 and both beach areas had very high bacteria counts indicating poor quality. The continuing regular rainfall is likely causing the high bacteria counts. Swim advisory signs are in place.

2) Boat Ramp Repair/Modification Permitting

A pre-application meeting was held with FDEP permitting technician Stefany Pover on September 18. A summary of the permitting requirements and information was provided by Ms. Pover and is attached. I have also contacted Pasco County and a building permit will be required. The requirements

The permitting work will require assistance from the following professionals:

A) Environmental Scientist (ES) – An ES is needed to determine wetland/other surface water extents, determine environmental impacts and provide assistance with reports and permitting applications required for permitting.
B) Surveyor – A surveyor is needed to provide new or updated surveys of the boat ramp/dock areas including the existing improvements, property boundaries and legal descriptions, and topographic/bathymetric data.

I have obtained three proposals for an environmental scientist and they are attached. For surveyors, I contacted five. I received proposals from two, two have not responded at all, and the last one declined as they could not provide the bathymetric data needed. I am attempting to obtain at least one additional proposal from a surveyor and if possible plan to have available for the October meeting.

If the surveyor and environmental scientist are selected at the next meeting, I will provide the proposal signature pages for the Chairman's signature. Additional permitting documents will also require the Chairman's signature and will be presented at future meetings as they become ready for permit submittal.

Additional property owners must provide affidavits and execute agent authorizations or permit applications for the permitting submittals. At Lake Padgett, the existing ramp and docks encroach on the submerged lake parcel owned by JR Bolton. At East Lake, a small portion of the boat ramp and the area to be dredged encroach on a parcel owned by Melinda Wright. Documents will therefore be required from both owners. At Lake Saxon, the lake bottom is owned by LPEISD.

Sincerely,



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

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

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

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

System Type (check one): ☐Community ☐Nontransient Noncommunity ☐Transient Noncommunity (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: 26.14780 Sample Date: 9-23-2026 Sample Time: 10:08 (AM) PM (Circle One)

Sample Location (be specific): Swim Area North Location Code:

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

Sample Type (Check Only One)

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

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

☐Routine Compliance with 62-550
☐Confirmation of MCL Exceedance*
☐Composite of Multiple Sites**
XX Other: Pasco County Health Department Rule
Sampling Procedure Used or Other Comments:
Grab – Fecal Coliform

☐Replacement (of Invalidated Sample)
☐Special (not for compliance with 62-550)
☐Clearance (permitting)

*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: 9-23-2026

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

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

KNL ENVIRONMENTAL TESTING

FL DOH Certification #E84025

Report Date: September 24, 2026

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

Field Custody: Client
Client/Field ID: Lake Padgett North
Sample Collection: 09-23-26/1008
Lab ID No: 26.14780
Lab Custody Date: 09-23-26/1002
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	200.5	9-23-26/1335	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.

KNL ENVIRONMENTAL TESTING, INC. | 3202 NORTH FLORIDA AVENUE | TAMPA, FLORIDA 33603
813.229.2879 | KNLENVIRONMENTAL.COM

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: 26.14781 Sample Date: 9-23-2026 Sample Time: 10:12 (AM) PM (Circle One)

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

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

Sample Type (Check Only One)

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

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

☐Routine Compliance with 62-550
☐Confirmation of MCL Exceedance*
☐Composite of Multiple Sites**
XX Other: Pasco County Health Department Rule

Sampling Procedure Used or Other Comments:

Grab -Fecal Coliform

☐Replacement (of Invalidated Sample)
☐Special (not for compliance with 62-550)
☐Clearance (permitting)

*See 62-550.500(5) for requirements and restrictions. And 62-550.512(3) for nitrate or nitrite exceedances

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

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

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

Signature: Rich Rober Date: 9-23-2026

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

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

KNL ENVIRONMENTAL TESTING

FL DOH Certification #E84025

Report Date: September 24, 2026

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

Field Custody: Client
Client/Field ID: Lake Padgett South
Sample Collection: 09-23-26/1012
Lab ID No: 26.14781
Lab Custody Date: 09-23-26/1002
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	>200.5	9-23-26/1335	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.

KNL ENVIRONMENTAL TESTING, INC. | 3202 NORTH FLORIDA AVENUE | TAMPA, FLORIDA 33603
813.229.2879 | KNLENVIRONMENTAL.COM

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: 26.14782 Sample Date: 9-23-2026 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)

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

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

☐Routine Compliance with 62-550
☐Confirmation of MCL Exceedance*
☐Composite of Multiple Sites**
XX Other: Pasco County Health Department Rule

Sampling Procedure Used or Other Comments:

Grab – Fecal Coliform

☐Replacement (of Invalidated Sample)
☐Special (not for compliance with 62-550)
☐Clearance (permitting)

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

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

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

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

Signature: _____ Date: 9-23-2026

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

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

KNL ENVIRONMENTAL TESTING

FL DOH Certification #E84025

Report Date: September 24, 2026

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

Field Custody: Client
Client/Field ID: Laird Park East
Sample Collection: 09-23-26/1026
Lab ID No: 26.14782
Lab Custody Date: 09-23-26/1002
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	>200.5	9-23-26/1335	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.

KNL ENVIRONMENTAL TESTING, INC. | 3202 NORTH FLORIDA AVENUE | TAMPA, FLORIDA 33603
813.229.2879 | KNLENVIRONMENTAL.COM

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 ☐ Non - Transient 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: 26 14783 Sample Date: 9-23-2026 Sample Time: 10:29 (AM) PM (Circle One)

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

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

Sample Type (Check Only One)

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

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

☐Routine Compliance with 62-550
☐Confirmation of MCL Exceedance*
☐Composite of Multiple Sites**
XX Other: Pasco County Health Department Rule
Sampling Procedure Used or Other Comments:
Grab – Fecal Coliform

☐Replacement (of Invalidated Sample)
☐Special (not for compliance with 62-550)
☐Clearance (permitting)

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

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

SAMPLER CERTIFICATION

I, Richard Rober, Sampler, I do HEREBY CERTIFY

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

Signature: _____ Date: 9-23-2026

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

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

KNL ENVIRONMENTAL TESTING

FL DOH Certification #E84025

Report Date: September 24, 2026

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

Field Custody: Client
Client/Field ID: Laird Park West
Sample Collection: 09-23-26/1029
Lab ID No: 26.14783
Lab Custody Date: 09-23-26/1002
Sample Description: SW

CERTIFICATE OF ANALYSIS

Parameter	Units	Results	Analysis Date	Method	Detection Limit
Fecal Coliform	MPN/100ML	>200.5	9-23-26/1335	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.

KNL ENVIRONMENTAL TESTING, INC. | 3202 NORTH FLORIDA AVENUE | TAMPA, FLORIDA 33603
813.229.2879 | KNLENVIRONMENTAL.COM

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

CHAIN OF CUSTODY RECORD

Email: lweeks@knlenvironmental.com

Company Name:		Preservative
Address:		
City/State/Zip:		

Phone #: 727-848-2591

Attn

t-17.1

Pasco Testing Lab id T: 280598103
P.O. Box 1064
New Port Richey, FL 34656

Method : Colilert - 18

SAMPLE ID	SAMPLE DESCRIPTION/LOCATION	DATE/TIME	MATRIX*	# of containers	Analysis Requested: Fecal Coli/Ecoli	
CIE	CAMP INDIAN ECHO	9/23/26 9:24	SW	1	X	26.14779
LPN	LAKE PADGETT NORTH	9/23/26 10:08	SW	1	X	26.14780
LPS	LAKE PADGETT SOUTH	9/23/26 10:12	SW	1	X	26.14781
LPE	LAIRD PARK EAST	9/23/26 10:26	SW	1	X	26.14782
LPW	LAIRD PARK WEST	9/23/26 10:29 AM	SW	1	X	26.14783

*WW - Wastewater DW - Drinking Water GW - Groundwater SW - Surface Water SL - Sludge Other:

Special Instructions:

Relinquished By:			Accepted By:		
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time
RICH ROBER		9/23/26	KNL		9-23-26/10:02
Relinquished By:			**Accepted By:**		
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time
Relinquished By:			**Accepted By:**		
Print Name/Company	Signature	Date/Time	Print Name/Company	Signature	Date/Time

KNL Chain of Custody - Form # 105
Revised 2/12/19

FDEP/PASCO COUNTY PRE-APPLICATION NOTES

John Mueller

From: Pover, Stefaney <Stefaney.Pover@FloridaDEP.gov>
Sent: Friday, September 18, 2026 4:09 PM
To: John Mueller
Cc: SW_ERP
Subject: DEP Pre-Application Meeting
Attachments: 62-330.417.doc

Good afternoon,

Thank you for taking the time to meet with the Department on Friday September 18, 2026. As mentioned, I wanted to provide you with a follow up regarding the information that was discussed.

Proposed activity: The extension of 3 boat ramps waterward located at 3125 Lake Padgett Land O Lakes, Florida 34639, 3169 Lake Saxon Land O Lakes, Florida 34639, and East Lake Parcel ID 19-26-19-0520-00000-0RA1, in Pasco County.

The project is likely not to qualify for the general permit due to the boat ramps not being open to the general public. However, I attached the criteria for your review.

An ERP Individual Permit (EI) will be the required authorization. Application requirements for an EI include, but are not limited to:

- Application fee ($100 discount when applying via the FDEP Business Portal)
    - $420: Less than 10ac of project area, less than 1ac of works
    - $1,500 for under 40ac of project area, less than 3ac works
    - $5,000 for under 100ac project area, less than 10ac works
    - $9,000 for under 640ac project area, less than 50ac works
- Forms
    - Section A
    - Section C
    - Section D
- Real Property Interest in accordance with ERP Applicant's Handbook, Vol I., Section 4.2.3(d) (such as a warranty deed)
- Mitigation for proposed impacts in accordance with ERP Applicant's Handbook, Vol I., Section 10.3, as deemed necessary
- Best management practices (BMPs) to prevent water quality violations
- Project drawings that include:
    - Project location map that clearly depicts the location of all proposed activities
    - Location of property lines, including linear feet of any shoreline owned by the applicant
    - Mean high water line (MHWL) (tidal waters) or ordinary (or seasonal) high water line (OHWL) (non-tidal waters)
    - The location and dimensions (length, width, height) of all existing and proposed structures or works located in, on, or over wetlands or other surface waters, within the project area
    - Detailed cross-section views with complete dimensions

    - The boundaries, size (square feet and acres), and type of each wetland (including herbaceous, forested, mangroves, seagrass, and other submerged/emergent vegetation) and other surface water in the project area
    - Clearly shade or hatch each dredge or fill area, and label with the area (acres and square feet) and volume (cubic yards)
    - Location and type of all proposed turbidity, erosion, and sedimentation control measures (BMPs)
    - Bathymetric data
- Site visit conducted by your assigned ERP processor

To apply:

- Apply online using the FDEP business portal at http://www.fldepportal.com/go/ . After clicking the above link, select "Apply"
    - Select "Build"
    - Select "Individual or Conceptual Approval ERP/State 404 Authorization" and follow the steps to complete the application.
- Or apply via email by submitting application materials to SW_ERP@FloridaDEP.gov

All ERP Forms may be found at: https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource

All ERP Handbooks and Rules can be found at: https://floridadep.gov/water/water/content/water-resource-management-rules#ERP

Please let me know if you have any questions on the information above.

Thank you,

Stefaney Pover
Engineering Specialist III
Department of Environmental Protection
Southwest District Office
Stefaney.Pover@FloridaDEP.gov
Office: 813-470-5775

General Information | Forms | Rules | Permitting | Wetland Delineation |Pre-Application Meeting

62-330.417 General Permit for Construction, Alteration, Operation, and Maintenance of Boat Ramp Facilities.

(1) A general permit is granted, except in waters that are accessible to manatees within Charlotte, Hillsborough, Levy, Manatee, and Pinellas Counties or the St. Johns River and its tributaries in Lake and Seminole Counties, for construction, alteration, maintenance, and operation of a single boat ramp for the following entities or facilities:

(a) An individual, detached single-family dwelling unit or two adjacent detached single-family dwelling units, provided the ramp is located on the shared property line.

(b) A multi-family dwelling unit, which, for the purpose of this rule, shall include attached multi-family dwelling units, regardless of the legal subdivision of the underlying property.

(c) A commercial entity, provided such ramp is open to the general public for the life of the ramp, with or without a fee and without any membership or qualifying requirements.

(d) A governmental entity, such as a federal, state, county, or municipal agency, or a water management or inland navigation district, provided the boat ramp is open to the general public for the life of the facility, with or without a fee. The following associated facilities are also authorized for governmental entities in accordance with the terms and conditions of this general permit, provided the ramp and associated facilities remain open to the general public for the life of the facility, with or without a fee: ingress and egress traffic lanes, boat trailer parking spaces, an access road, and associated accessory docks.

(2) The boat ramp and associated facilities must meet all of the following conditions:

(a) The work is not part of a larger plan of development that requires a permit under Part IV of Chapter 373, F.S.

(b) A minimum navigational access of two feet below mean low water in tidal waters or the expected average low depth in non-tidal waters, as determined based on best available information for the water body at the project location, must already exist to the proposed ramp. Depth indicators shall be installed at the ramp to identify the controlling depths of the navigational access.

(c) There shall be no work in, on, or over submerged grassbeds or coral communities.

(d) Dredging shall be limited to no more than 100 cubic yards, and in no case shall be more than is necessary to construct the boat ramp surface or restore the ramp to its original configuration and dimension.

(e) The above-water portion of the boat ramp shall be paved or otherwise stabilized to prevent turbidity.

(f) Work under this general permit shall not commence until the Agency has provided written confirmation that the applicant qualifies to use the general permit.

(g) This general permit is limited to one use per parcel of property and cannot be combined with other general permits or exemptions.

(3) Construction of the boat ramp is limited as follows:

(a) The boat ramp for a single-family or multi-family dwelling unit, under paragraph (1)(a) or (b), above, is limited to a single lane and must not exceed a width of 20 feet, including the side slopes, with the boat ramp surface not to exceed a width of 12 feet.

(b) The boat ramp for a commercial or governmental entity under paragraph (1)(c) or (d), above, is limited to a maximum of two lanes and must not exceed a width of 60 feet, including the side slopes, with the ramp surface not to exceed a width of 36 feet.

(c) Construction or expansion of a multi-family, commercial, or governmental boat ramp under paragraph (1)(b), (c), or (d), above, in waters that are accessible to manatees must meet the following criteria:

1. The proposed boat ramp facility must be consistent with the state approved manatee protection plan in counties required to have a manatee protection plan adopted under Section 379.2431(2), F.S., or in counties that have voluntarily completed a state approved manatee protection plan. Documentation of plan consistency must be submitted concurrently with the notice to use the general permit in the form of a letter of consistency concurrence from the Florida Fish and Wildlife Conservation Commission. A review by the Commission can be requested at ImperiledSpecies@myfwc.com.

2. The proposed boat ramp facility must have a kiosk or permanent information display board providing information on manatee protection and applicable manatee zones as adopted in Chapter 68C-22, F.A.C., "The Florida Manatee Sanctuary Act" (June 13, 2012) (http://www.flrules.org/Gateway/reference.asp?No=Ref-03179), which is incorporated by reference herein and available as provided in subsection 62-330.010(5), F.A.C., for that county.

(d) A boat ramp for a multi-family residence or for commercial or governmental entities under paragraph (1)(b), (c), or (d), above, can have a maximum of two accessory docks, abutting either one or both sides of the boat ramp, provided that the cumulative square footage of accessory docks over wetlands or other surface waters does not exceed 500 square feet in Outstanding Florida Waters or 1,000 square feet outside Outstanding Florida Waters. In addition, the accessory docks shall not be used for overnight mooring.

(4) The total impervious surface in uplands that is subject to vehicular traffic associated with a boat ramp for a governmental entity under paragraph (1)(d), above, shall not exceed 1.2 acres. Before operating any portion of such a boat ramp facility that contains 4,000 square feet or more impervious surface subject to vehicular traffic, a stormwater management system meeting all of the following requirements must be constructed and fully operational.

(a) Each system must be designed by a registered professional in accordance with Chapter 471, 472, 481, or 492, F.S., as applicable, and must be constructed, operated, and maintained to serve the total project area of the boat ramp facility.

(b) No system shall accept or treat runoff from offsite areas not associated with the total project area.

(c) The system must provide treatment for a minimum stormwater retention volume of one-half inch of runoff. Recovery of the specified retention volume must occur within 72 hours by percolation through the sides and bottom of the retention basin.

(d) Impervious traffic lanes and parking areas must be graded such that runoff is directed to the stormwater treatment system.

(e) The system must include a continuous vegetated buffer strip adjacent to the downstream side of impervious areas subject to stormwater treatment. The buffer strip must be at least 25 feet wide and stabilized by well-established natural vegetation.

(f) The permittee must maintain the treatment system and buffer strips at all times for the life of the system.

(g) Upon completing construction of the stormwater management system, the system must be operated and maintained by the permittee in accordance with the terms of this general permit for the life of the system. The permittee shall perform routine inspections of the buffer to check for development of concentrated flow through it, gully erosion, or loss of vegetation, and must repair the buffer as soon as practical to restore shallow overland flow conditions and prevent further concentration of flow and damage to the buffer.

(5) Commercial or governmental entities proposing to construct a boat ramp under paragraph (1)(c) or (d), above, shall record a fully executed binding agreement in the official records of the county in which the boat ramp is located. Commercial entities shall execute and record the "Agreement to Maintain Public Access," incorporated herein as Form 62-330.417(1), (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02508), ensuring the facility will remain open to the general public for the life of the facility. Governmental entities shall execute and record the "Agreement to Maintain Public Access and Operate Stormwater System," incorporated herein as Form 62-330.417(2), (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02509), ensuring the facility will remain open to the general public for the life of the facility and to ensure that the stormwater management system associated with the boat ramp will be operated and maintained for the life of the system. Copies of incorporated materials may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), (5), 373.406(5), 373.413, 373.4131, 373.414(1), (9), 373.416, 373.418, 373.426, 403.814(1) FS. History–New 10-3-95, Amended 12-9-09, Formerly 62-341.417, Amended 10-1-13, 6-1-18.

PERMIT SUBMITTAL REQUIREMENTS

RESIDENTIAL DOCKS, SEAWALLS & BOAT LIFTS

Examples of Types of Work:

Docks, Seawalls, & boat lift canopy and/or cover

Documents Required:

All the documents below must be submitted in an electronic format

- In Water Construction Affidavit
- Drainage Plan (if applicable)
- Site Plan
- Construction Plans (Signed & Sealed)
- Site plan to include the following:
  - Scaled or accurately dimensioned site plan showing all dock/seawall/boat Ramps/ and boat lift layout(s), location on the parcel, including dimensions, and location on the property
  - Width of the lake, canal, or waterway
  - Aerial image showing any neighboring docks, boat lifts, or pilings.
  - If the Property is at the end of the canal or other location where the side use lines converge, provide a riparian rights survey. Please note that a Riparian Rights survey will be required at inspection if the pilings are 3' or less from the side use lines.
  - If the property is a Condominium unit, specify the boat slip number and identify the boat slip on the site plan. Also provide a letter from the Homeowners Association giving authorization to complete the proposed work.
  - Authorization will be required from the owner of the upland and/ or waterway property to which the dock will be attached.
  - Identify any existing channel in the waterway on the site plan.
- If Boat lift:
  - The Boat lift canopy will need to be located within side use lines of property and meet waterward projection.
  - The canopy overhangs will need to be dimensioned from side use lines, and also distance from furthest canopy overhang from edge of seawall or if no seawall, from furthest canopy overhang to edge of shore to determine the waterward projection.
  - No Portion of the boat lift canopy can encroach past the 1/3 width of waterway, or past riparian and side use lines
  - The boat lift canopy location over boat lift
  - Including dimensions of existing or proposed boatlift
  - Dimensions of boat lift canopy
  - Accurate dimensions showing all existing and proposed dock and boat lift structures, location on the parcel, including dimensions, and location on the property
  - Width of the waterway, or if a dead end or where lot lines converge, provide a Riparian Rights Survey
  - Permit may be obtained by licensed professionals including: OIC, Specialty Marine, Certified/Registered General, Building and Residential Contractors who hold the appropriate longshoreman insurance
  - If the lot where work is being performed is zoned MPUD, a letter from the HOA giving approval is required

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- If the Homeowner is submitting:
  - Owner-Builder Disclosure Statement (requires notarization)
  - If the project is over $5,000
    - Notice Of Commencement (must be notarized and recorded with Clerk of Courts)
  - Construction located in a special flood hazard area must comply with the requirements of floodplain construction

Land Development Code (LDC)

Applicant must fill out the Dock and Seawall Permit Application

- Application for all the work being completed prior to final inspections
- Approved application for any extension.

Wetlands I & II (Natural Resource)

Category I or II Wetlands

- Size of dock structure and vessel mooring area
- Length of any walkway.
- If combined size is over 1,000 square feet. A permit from F.D.E.P. is required for either Category I or II
- New Seawall in Wetland Category I is prohibited under section 805 of Natural Resources and is not consistent with the Comprehensive Plans. Repairs or rebuilding the seawall may be acceptable.
- Pasco County approval and issuance of these types of permits does not imply an exemption from obtaining required State or Federal agency approvals, exemptions or permits.

Special Conditions

- All parties working on the water would need to provide a copy of their workers' compensation coverage with a class code 6006F, Longshoreman insurance. Send the Longshoreman Insurance Certificate to Contractorlicensing@pascocountyfl.net and use the subject line Longshoreman information and the license number, this will ensure your license will be updated promptly
- For docks with boat lifts, an electrical permit must be applied for at the same time as the main permit unless the application and plans clearly state “NO ELECTRIC.” If “NO ELECTRIC” is indicated, the inspector will verify that no electrical work has been installed. If electrical components are later observed, the current contractor will not be held liable, but the property owner will be issued a violation for unpermitted electrical work. If electrical service is eventually needed, a separate electrical permit must be obtained.

Tutorials, Helpful Videos & Reference Links:

Florida Building Code:
https://floridabuilding.org/c/default.aspx

Pasco Land Development Code:
https://library.municode.com/fl/pasco_county/codes/land_development_code

Apply for a permit in PascoGateway:
https://aca-prod.accela.com/pasco/Default.aspx

Revision Date: 11/25/2025
DS Admin Approved: 12/2/2025

John Mueller

From: Steven Dedyne <sdedyne@pascocountyfl.net>
Sent: Monday, September 21, 2026 4:02 PM
To: John Mueller
Cc: Jared Pompilio; Carla M. Garlock
Subject: FW: 3 Boat Ramps Construction/Modification Permitting Question
Attachments: LAKE PADGETT RAMP.pdf; LAKE SAXON RAMP.pdf; EAST LAKE RAMP.pdf; Docks and Seawalls_Misc Permit Submittal Requirements for Pasco County.pdf; InWater_Affidavit pasco.pdf

Good Afternoon,

Thank you for your email and inquiry. I have attached the Permit Submittal Requirements checklist typical for Docks and Seawalls permitting . Each Boat Ramp will need to be applied for individually under a separate Dock and Seawall type permit as the parcel ID and Address is different for each Lake/ Park location. I am also copying my collegue, Jared to this email as he does the Docks and Seawalls permitting intake.

The main things that you will need for approval from the County for each individual Boat Ramp permit would be:

- Digitally Signed Engineered Drawings complying with the most current 2023 Florida Building Code 8th Edition

-Site Plan showing property Lines, lot dimensions, location from boat ramp to side property lines, location on parcel, address, parcel ID.

-In Water Construction Affidavit, signed and initialed. (please see attached)

I appreciate you reaching out to FDEP, and SWFWMD, as any dredging would be regulated by those organizations. Please understand we ask our applicants to do their due diligence to obtain any required state and federal permits, however you can obtain the required Dock and Seawall type permit through Pasco County without requiring FDEP and SWFWMD permit being submitted at the time of application.

We merely place the following stamp on the permit:

"Pasco County approval and issuance of this permit does not imply an exemption from obtaining required State or Federal agency approvals, exemptions, or permits."

I hope this helps, at the time of submittal, if you not familiar with creating an account and applying for the permits using the Accela Client access portal, Jared can help.

Thanks!

PASCO COUNTY FLORIDA

Steve Dedyne
Development Code Review
Central Permitting
Pasco County
West Pasco Government Center
(727) 354-3101

8661 Citizens Dr., Suite 100.
New Port Richey, FL 34654
sdedyne@pascocountyfl.net
www.mypasco.net

"Serving Our Community to Create a Better Future"

Tell us how we are doing click here: https://pascocountyfl-services.app.transform.civicplus.com/forms/26031

From: Carla M. Garlock <cgarlock@pascocountyfl.net>
Sent: Monday, September 21, 2026 3:16 PM
To: Steven Dedyne <sdedyne@pascocountyfl.net>
Subject: FW: Boat Ramp Construction/Modification Permitting Question

Steve:

Could you answer this one for me? I am slammed trying to get Evaluations done.

Thank You.

Carla Garlock
Development Code Review Supervisor
Central Permitting
Building Construction Services
Pasco County
P 727-353-2924
West Pasco Government Center
8661 Citizens Drive, 1st Floor
New Port Richey, FL 34654
cgarlock@pascocountyfl.net
www.mypasco.net

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Tell us how we are doing click here: https://pasco.rja.revize.com/forms/7224

From: John Mueller <jmueller@landisevans.com>
Sent: Monday, September 21, 2026 10:39 AM
To: Carla M. Garlock <cgarlock@pascocountyfl.net>
Subject: Boat Ramp Construction/Modification Permitting Question

Good morning, Carla. Landis Evans is the District Engineer (since 2017) for the Lake Padgett Independent Special District (LPEISD). The District owns 3 parks that have boat ramps; Lake Padgett Park (https://maps.app.goo.gl/SXZW9oeG6yYx1ipd7), Lake Saxon Park(https://maps.app.goo.gl/GHhJ3ZnPnwpJemnb6), and East Lake Padgett Park (https://maps.app.goo.gl/5ye8tsgBpUPiQo9KA). The LPEISD intends to modify/extend the boat ramps to protect the integrity of the existing ramps as during low water conditions, the ends of the existing boat ramps are becoming undermined when users power load their boats.

We are currently beginning permitting with FDEP. SWFWMD agreed to let FDEP handle the permit review for all three parks. Is this something that requires any permitting with Pasco County? I have attached some basic concept plans depicting what they intend to do.

Thanks,

John Mueller, P.E.
Senior Civil Engineer

Landis Evans + Partners

d: 813.527.9484
e: jmueller@landisevans.com
www.landisevans.com

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CUSA18A7

OWNER-BUILDER DISCLOSURE STATEMENT

Please read the following instructions before signing: Permit Number:_____

1. I understand that State law requires construction to be done by a licensed contractor and I have applied for an Owner-Builder Permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions, even though I do not have a license.
2. I understand that Building Permits are not required to be signed by a property owner unless he is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his license numbers on permits and contracts.
4. I understand that I may build or improve a one-family residence, two-family residence, or farm outbuilding. I may also build or improve a commercial building if the costs do not exceed $75,000.00. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within one year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, on-site supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by County or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an Owner-Builder Permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of Federal income tax and Social Security contributions under the Federal Insurance Contributions Act (FICA), and must provide workers 'compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owners-builders, as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

_____

Address of Property

Revision Date: 2/18/2025
DS Admin Approved: 9/12/2025

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or www.myfloridalicense.com/dbpr/pro/cilbfor more information about licensed contractors.
11. I am aware of, and consent to, an Owner-Builder Permit applied for in my name, and understand that I am partly legally and financially responsible for the proposed construction activity at the following address:
12. I agree to notify Pasco County immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and the Florida Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an Owner-Builder Permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's compensation coverage.

I certify that I have read the foregoing and am aware of my responsibilities and liabilities for construction work on the above-described property and do herby agree to each of the aforesaid stipulations.
FURTHER AFFIANT SAYETH NOT.

_____ _____
Owner's Signature Owner's Printed Name

_____
Address

_____
Date

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ , by _____ who is personally known to me or who has produced _____as identification.

_____
Notary Signature

_____
Name Printed

Revision Date: 2/18/2025
DS Admin Approved: 9/12/2025

AGENT OF RECORD LETTER

TO PASCO COUNTY:

I (We), Lake Padgett Estates Independent Special District (Print) hereby designate

and appoint John Mueller/Landis Evans and Partners, Inc. as my (our) Agent of Record for the purposes of representing me during the review process and approvals with regard to:

Project Name_____ and number _____.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this _____ day of _____.

Steven Yarborough/Chairman
Printed Name of Applicant/Owner

Applicant/Owner's Signature

Printed Name of Applicant's(s') Representative

Representative's Address

City, State, Zip Code

Phone Number

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

The foregoing instrument was acknowledged before me by means of

___ physical presence or ___ online notarization, this _____ ,

by _____ who is personally known to me or

who has produced _____as identification.

Notary Signature: _____

Name Printed: _____

Note: If an Agent of Record is to be designated, **all** property owners of the subject property **must** sign this form.

Revision Date: 3/25/2026
DS Admin Approved: 3/26/2026

IN-WATER CONSTRUCTION AFFIDAVIT

I acknowledge that a permit is required for all in-water construction activities, including but not limited to docks, seawalls, riprap, boat lifts, boat lift canopies, boat ramps, boathouses, boardwalks, fishing piers, mooring pilings, and other shoreline stabilization structures. I understand that each individual in-water structure shall require a separate permit and application. This applies to both artificial waterways, as defined in the Pasco County Comprehensive Plan, and natural waterbodies.

_____ Initials

I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating in- water construction per Pasco County and applicable State and Federal agencies. These laws are subject to change and include Pasco County – Land Development Code Sections 805, 806 and 1001 and Chapter 114, Pasco County Code; State - Chapters 373 and 403, Florida Statutes, Chapters 62-330 and 62-331, Florida Administrative Code; Federal - Section 404 of the Clean Water Act, Title 42 United States Code.

_____ Initials

Application is hereby made to obtain all permits for the in-water construction as indicated. I certify that no construction has commenced prior to issuance of all permits and that all work will be performed to meet all codes, standards and laws regulating in-water construction per Pasco County and applicable State and Federal law.

_____ Initials

I agree to notify Building Construction Services immediately of any additions, deletions, or changes to any of the information I have provided on the permit application.

_____ Initials

I am the applicant and the above information is true to my knowledge

Date: _____ Signature: _____

Revision Date: 10/9/2025
DS Admin Approved: 10/9/2025

NOTICE OF COMMENCEMENT

PASCO COUNTY BUILDING CONSTRUCTION SERVICES

Permit #: _____ Parcel ID #: _____

The Undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. **Description of Property:** Parcel Identification #: _____
   Street Address: _____
   _____
2. **General Description of Improvement:**

3. **Owner Information or Lessee information if the Lessee contracted for the improvement:**

   _____
   Name

   _____ _____ _____
   Address City State

   Interest in Property: _____

   Name of Fee Simple Titleholder: _____
   (if different than listed above)

   _____ _____ _____
   Address City State
4. **Contractor:**_____ Phone #:_____

   _____ _____ _____
   Address City State
5. **Surety:**_____

   _____ _____ _____
   Address City State

   _____ _____
   Amount of Bond Phone #
6. **Lender:** _____

   _____ _____ _____
   Address City State

   _____
   Phone #

Revision Date: 3/30/2025
DS Admin Approved: 9/12/2025

7. **Persons within the State of Florida designated by the owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:**

_____
Name

_____ _____ _____
Address City FL

_____
Phone #

8. **In addition to him/herself, the ownership designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Telephone Number of Person or Entity Designated by Owner:_____**

9. **Expiration date of the Notice of Commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one year from the date of recording unless a different date is specified). _____**

WARNING TO OWNER: Any payments made by the owner after the expiration of the Notice of Commencement are considered improper payments under Chapter 713, Part 1, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site BEFORE the first inspection. If you intend to obtain financing, consult with your lender or an attorney BEFORE commencing work or recording your Notice of Commencement.
Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

_____ _____
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/ Manager

Signatory's Title/Office

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ , by _____ who is personally known to me or who has produced _____as identification.

_____
Notary Signature

_____
Name Printed

Revision Date: 3/30/2025
DS Admin Approved: 9/12/2025

SURVEY PROPOSALS

D.C. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 • survey@dcjohnson.com

Lake Padgett Independent Special District
C/O Rizetta & Company, Inc.
5844 Old Pasco Rd., Ste. 100
Wesley Chapel, FL 33544

October 2, 2026
File No. 2022-350A03
BG00001

Re: **Lake Padgett Boat Ramps**
Agreement for Surveying Services
Boundary & Topographic Survey

Dear Steve:

Pursuant to your request, we have prepared this agreement for surveying services to be performed on your project property identified by the Pasco County Property Appraiser as Parcels 19-26-19-0530-00000-0RA0, 24-26-18-00700-00000-0RA0 & 19-26-19-0520-00000-0RA1. The services that we have agreed to perform are as follows:

Lake Padgett Boat Ramp (See Exhibit 'A')	**$ 6,500.00**
Lake Saxson Boat Ramp (See Exhibit 'B')	**$ 3,500.00**
East Lake Boat Ramp (See Exhibit 'C')	**$ 6,500.00**

- Preparation of a Boundary Survey in accordance with the Standards of Practice as set forth by Chapter 5J-17 of the Florida Administrative Code for the properties in which the ramp(s) is located, as shown in blue (See Exhibit 'A'). Existing interior site improvements (structures and significant surfaces), if any, will be located and mapped. Interior fences, landscape, utilities, etc will not be located. Please note: This is not an ALTA/NSPS Land Title Survey and does not include review of title commitment. Presentation by client or their representative of title commitment for review and plotting of protractible matters may result in additional fees;
- Preparation of a Topographic Survey for a portion of the subject properties as clouded in red. All work shall be in accordance with the Standards of Practice as set forth by Chapter 5J-17 of the Florida Administrative Code;
- Elevations shall be measured at an approximate grid of 25 feet, together with observed grade breaks. Elevations shall be collected in a manner sufficient to generate one (1) foot contours;
- Elevations shall be referenced to the North American Vertical Datum of 1988;
- Bathymetry shall be collected from the edge of water to 50-feet beyond the end of the boat ramp/dock area;
- You will be provided with a digital PDF and up to four (4) signed and sealed hard copies of the survey (upon request). Additional copies or modifications, including but not limited to adding or modifying certifications, after final survey has been published may result in additional fees. Expedited delivery of the signed and sealed surveys via overnight delivery (FedEx/UPS) or courier service shall be at the expense of the client or shall be billed as a reimbursable expense.

The lump sum fee for this service is **$16,500.00** (sixteen thousand five hundred and 00/100 dollars). You will be invoiced upon completion of our service. Any unpaid balance beyond 30 days of invoice date will be considered delinquent. ***Client shall be responsible for providing surveyor with any access information, required advance notification or information on occupants (human or animal) on the project property.***

We appreciate the opportunity to be of service. If you choose to accept this agreement, please sign and return one copy. If this agreement is not executed within thirty (30) days, this fee and any completion timeframes may be subject to renegotiation. Our receipt of this signed copy will serve as notice to proceed and coordination of work shall be scheduled based on survey crew availability.

For D.C. JOHNSON & ASSOCIATES, INC.

Daniel C. Johnson, PLS
Founder

Signature:_____

Printed Name:_____

Date:_____

DCJ/jm

Attachment: General Conditions, Exhibit 'A', Exhibit 'B', Exhibit 'C'

GENERAL TERMS & CONDITIONS

These GENERAL CONDITIONS are attached to & made a part of the PROPOSAL for professional services between D.C. Johnson & Associates, Inc. (hereinafter called "DCJ") & the CLIENT.

ENTIRE PROPOSAL:
This Proposal & all other Proposals, exhibits, & schedules referenced in this Proposal constitute(s) the final, complete, & exclusive statement of terms of the Proposal between the parties pertaining to the subject matter of this Proposal & supersedes all prior & contemporaneous understandings or Proposals of the parties. This Proposal may not be contradicted by evidence of any prior or contemporaneous statements or Proposals. No party has been induced to enter into this Proposal by, nor is any party relying on, any representation, understanding, agreement, commitment, or warranty outside those expressly set forth in this written Proposal.

MODIFICATION OF PROPOSAL:
This Proposal may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Proposal shall be binding unless it is in writing & signed by all parties.

ASSIGNMENT/ SUCCESSORS IN INTEREST:
This Proposal is not assignable or transferable by Client without the written consent of DCJ. Each party hereto binds itself, its successors, & assigns to the other party, its successors & assigns in respect of all covenants of this Proposal.

EXECUTION: REPRESENTATION ON AUTHORITY OF SIGNATORIES:
This Proposal may be executed (by original or tele-copied signature) in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute but one & the same instrument. Each person signing this Proposal represents & warrants that he or she is duly authorized & has legal capacity to execute & deliver this Proposal. Each party represents & warrants to the other that the execution & delivery of the Proposal & the performance of such party's obligations hereunder have been duly authorized, & that the Proposal is a valid & legal agreement binding on such party & enforceable in accordance with its terms.

COMPLETION OF WORK:
All services shall be scheduled based on the date of receipt by DCJ corporate office of a signed agreement &/or written notice to proceed & provided as expeditiously as is consistent with the professional skill & care & orderly progress of the project. Unless contractually written, projects shall be completed on a first come first served basis. Verbal timelines are not a valid contractual timeline for completion.

SCOPE OF SERVICES:
Unless specifically included under the scope of services described in any portion of this Proposal, neither DCJ nor its subconsultants (if any) shall assume any liability for the following: 1) Construction means & methods (including monitoring or inspections of any kind); 2) Project scheduling & sequencing; 3) Budgeting, quantity opinions, or cost estimates; 4) Construction management; 5) Permitting; 6) Geotechnical engineering or any other analysis or testing of subsurface conditions (including soils & the location of any utilities or structures not visible on the surface); 7) Identification or advice pertaining to any hazardous conditions, including but not limited to asbestos, petroleum, radioactive materials, hazardous waste, wetland delineation or other environmentally sensitive areas; 8) Environmental Site Assessments; 9) Job site safety or OSHA compliance; 10) Compliance with the Americans with Disabilities Act of 1990 (ADA); 11) Submission of any survey, plat or legal description to any governmental agency for purposes of recording or any fees associated with such submission; 12) Obtaining Title Commitment or O&E Report.

ADDITIONAL SERVICES:
Client may request DCJ to perform additional services not specifically included within the terms & conditions of this Proposal. Any such additional services & associated fees required must be requested & specifically authorized by the Client & agreed to by DCJ in writing. At DCJ's option, such additional services will either 1) be performed under the terms of this Proposal & authorized by Change Order or Addendum hereto, or 2) performed under separate Proposal.

REIMBURSABLE EXPENSES:
Client shall reimburse DCJ costs incurred in connection with services rendered that extend beyond those services specifically stated in the Proposal. Reimbursable costs include, but are not limited to, express delivery or courier, incoming wire fees, Client incurred third party billing/payment software services, meetings with Client's legal representation or title company, etc.

TAXES:
Unless exempt, Client agrees to pay DCJ any & all sales & use taxes imposed by any governmental authority on the services performed pursuant to this Proposal. Such taxes, if any, are in addition to any fee or rates quoted in this Proposal, or any supplement, amendment, or modification hereto.

STANDARD OF CARE:
All land surveying services performed by DCJ shall be conducted with the same level & skill ordinarily exercised by members of its profession practicing in the same location at the same date & under similar conditions. Under no circumstances shall any other representation (express or implied) or any type of warranty or guarantee be included or intended by DCJ during the completion of its services under this Agreement.

FORCE MAJEURE/EXCUSABLE DELAYS:
DCJ shall not be liable for any failure to perform its obligations in connection with any action described in this Proposal, if such failure results from any act of God, riot, war, civil unrest, flood, earthquake, or other cause beyond DCJ's reasonable control (including any mechanical, electronic, or communications failure, but excluding failure caused by negligence). Additionally, DCJ shall not be liable to Client or its contractors, agents, representatives, or consultants for consequential damages associated with delays or work stoppages caused by Excusable Delays.

PAYMENT OF INVOICES:
Payment is due upon receipt & deemed past due after thirty (30) days from invoice date. Payment terms specifically stated elsewhere in this Proposal, if any, shall supersede those terms stated here. Client shall not hold DCJ responsible for delays due to terms requiring payment prior to release of any product. Client acknowledges such terms upon signing agreement. Any balance remaining unpaid after thirty (30) days of invoice date may be subject to finance charge of 1.5% (one & one-half percent) per month. Any attorney's fees, court costs, or other costs incurred in the collection of delinquent accounts shall be paid by the Client. If payment is not current, DCJ may, at its own discretion, suspend services & withhold release of any & all instruments of professional service, including electronic files, prepared under this Proposal. Furthermore, the Client acknowledges that DCJ may be entitled to a lien against the property for non-payment of invoices in a timely manner. The client agrees to not unilaterally withhold payment for services in the event of a suspected breach of contract or defect in the DCJ services without a) immediate notification in writing of the suspected defect; b) full disclosure in writing of details relating to suspected defect; c) adequate opportunity given to DCJ to warranty or correct any defect or d) open discussion with DCJ regarding options to remedy any defect actually attributable to an error in DCJ provided services.

CLAIMS/CERTIFICATE OF MERIT:
In the matter of interpretation, enforcement, & performance of this agreement, the laws of the State of Florida shall apply. Should the Client become aware of a suspected survey error, Client agrees a) to immediately suspend design or construction activities based on suspected erroneous survey data; b) to notify DCJ in writing of all pertinent details; c) that any remediation costs incurred by the Client prior to notification to DCJ of suspected error with opportunity for DCJ to participate in review of corrective options will not be DCJ's financial responsibility. Client further agrees it will assert no claim for professional negligence, either directly or in a third-party claim, against DCJ, unless Client as a strict condition precedent, first provides DCJ with a written certification executed by an independent design professional currently practicing in the same state & discipline as DCJ. This written "Certificate of Merit" shall (a) contain the name & license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care of a professional performing professional services under similar circumstances, in a similar locality, & at a similar point in time; & (c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to this professional standard of care.

MEDIATION:
In the event a dispute arises between the parties to this agreement, the parties agree to participate in mediation in accordance with the mediation procedures under Florida Rules of Civil Procedure & Chapters 44 & 682 of the Florida Statues. The parties agree to share equally in the costs of the mediation. The mediation shall be administered by an independent mediation office within Pasco County, Florida. This mediation shall involve each side of a dispute sitting down with an impartial person, the mediator, & any physical proof of wrongdoing, to attempt to reach a voluntary settlement. Mediation involves no formal court procedures or rules of evidence, & the mediator does not have the power to render a binding decision or force an agreement on the parties. If mediation procedures are successful any & all court proceedings, including future lawsuits shall be stopped immediately. Any future cases brought by either party related to this [contract, agreement] shall be considered defamation, harassment, or a SLAPP suit as an attempt to tarnish the reputation of the other party.

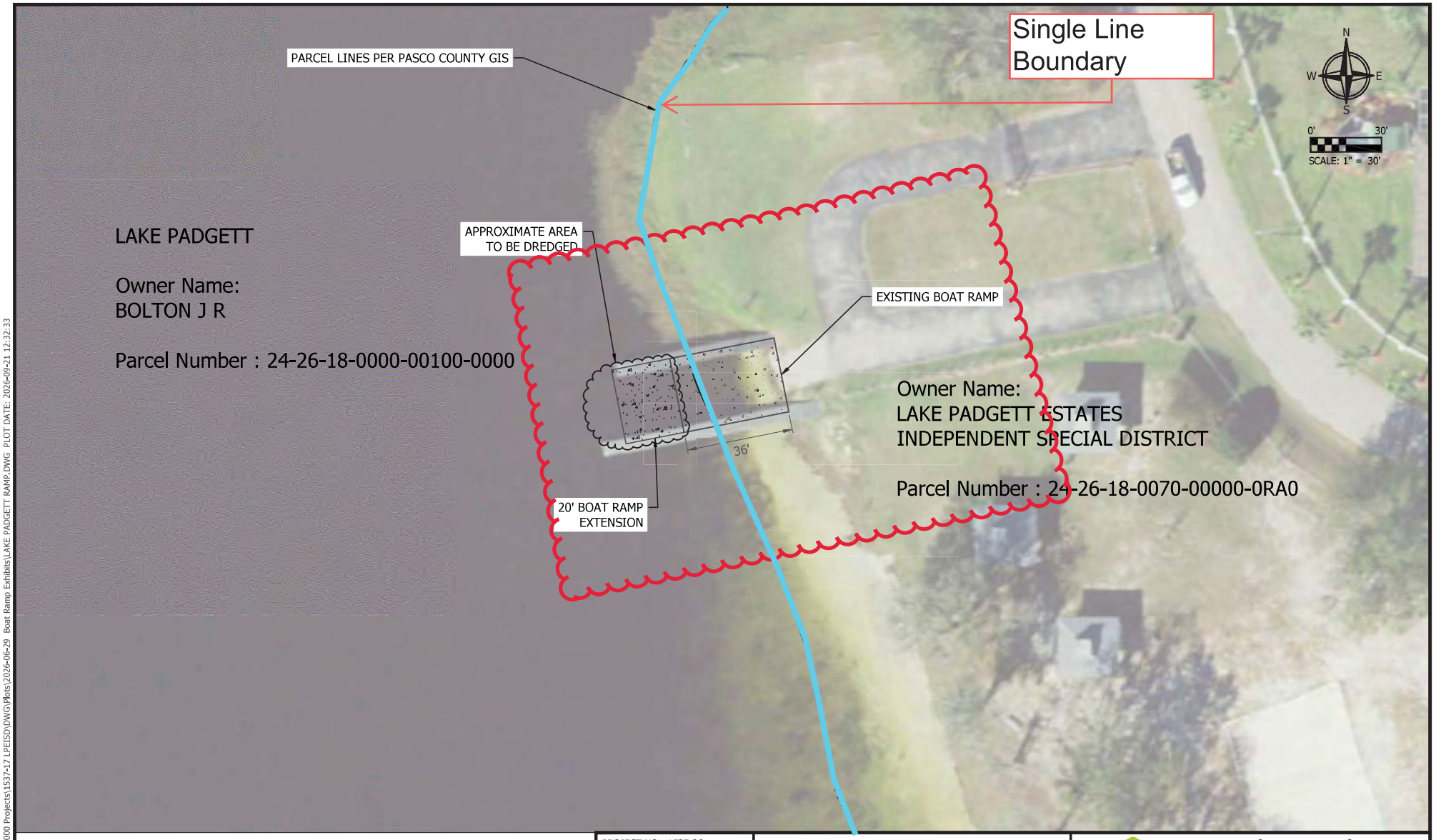
LIABILITY/ RISK ALLOCATION/CONSEQUENTIAL DAMAGES:
There are no warranties or guarantees expressed or implied for services outside of the limits of the scope of this proposal. Statue of repose for errors & omissions shall begin on the date of signing of the survey by a licensed surveyor & shall not exceed a period of four (4) years as described in §95.11(3)(c), Florida Statute. The venue for any legal or jurisdictional proceedings in connection with any & all claims, disputes or other matters or questions arising out of or relating to this Proposal or the breach thereof, or in connection with any services provided by DCJ shall vest in Pasco County, Florida. In the event remediation costs are incurred by Client as a result of DCJ's breach of contract or negligence, DCJ's liability shall be limited to: costs associated with remediation of design or construction activities accomplished prior to the date a survey defect is discovered and communicated to DCJ; a just and equitable proportion of the loss having regard to the extent of the responsibility of any other party. DCJ's liability shall not increase by reason of shortfall in recovery from any other party. In addition, no employee or agent of DCJ shall have any individual liability to the Client in addition to, or in excess of, DCJ's liability. Client & DCJ waive consequential damages (as described below) for claims, disputes or other matters arising out of or related to this Agreement.

INDEMNIFICATION(MUTUAL):
DCJ & Client each agree to indemnify the other (including their respective owners, officers & employees) from all claims, including reasonable attorney's fees, arising out of & only to the extent caused by the other party's negligence. In addition, Client agrees to indemnify DCJ, including reasonable attorney's fees, for any & all claims arising from work performed by any third party hired by the Client or resulting from any outside information provided by Client to DCJ which was incorporated into DCJ's services.

TERMINATION:
The obligation to provide services under this Proposal may be terminated by either party by written notice. In the event this Proposal is terminated prior to completion, DCJ shall be entitled to payment for services performed & expenses incurred through the date of receipt of written notice of termination. Both Client & DCJ waive consequential damages due to either party's termination in accordance with termination provisions herein. Consequential damages include but are not limited to loss of use, profit, business, or reputation.

OWNERSHIP:
All documents prepared or furnished by DCJ pursuant to this Proposal are instruments of DCJ's professional service. DCJ shall retain an ownership & property interest therein. DCJ grants Client a license to use instruments of DCJ's professional service for the purpose of constructing, occupying & maintaining the Project. Reuse or modification of any such documents by Client, shall be at Client's sole risk, & Client agrees to indemnify & hold DCJ harmless from all claims, damages & expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Exhibit 'A'

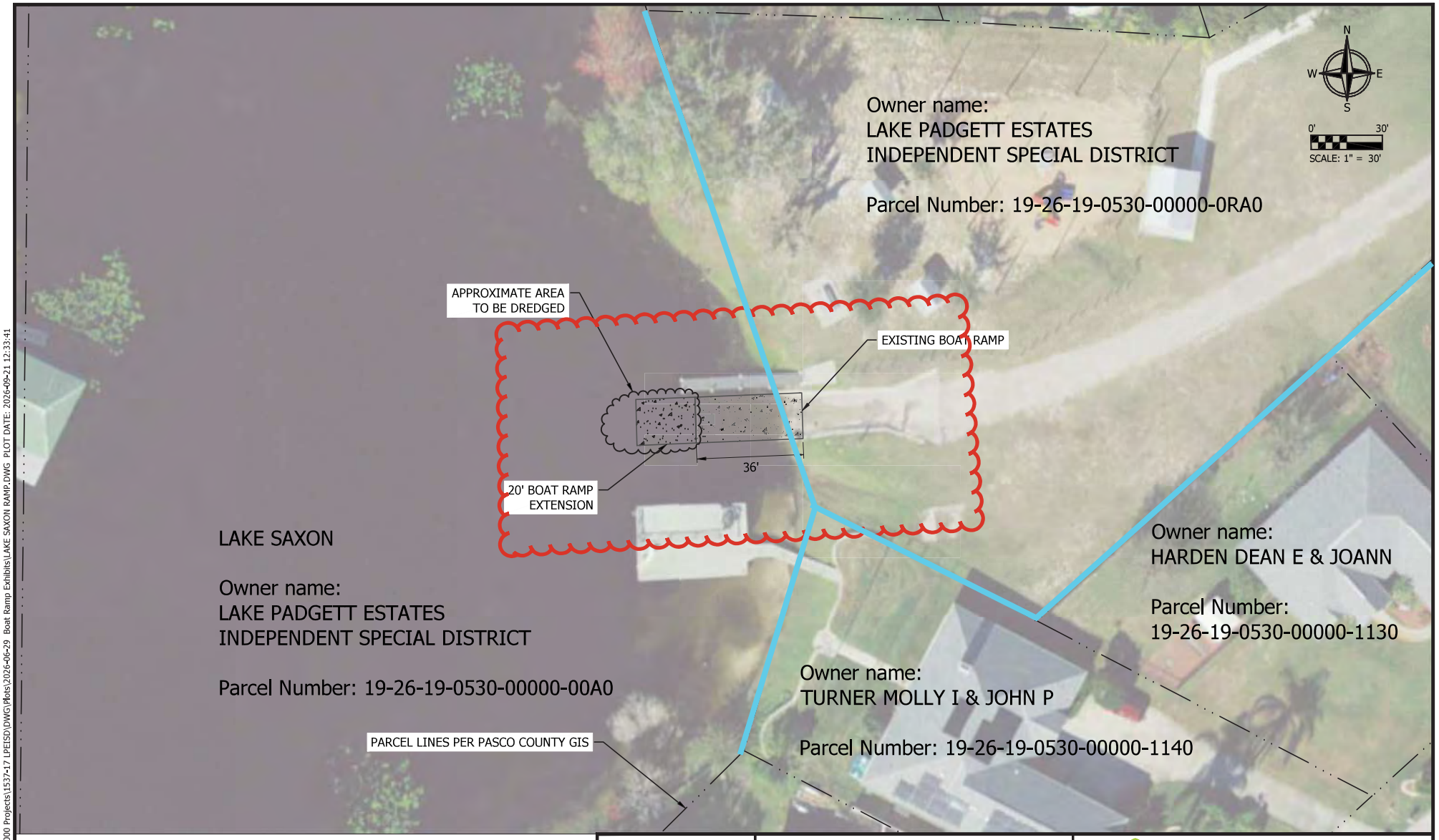


PROJECT NO.: 1537-26	LAKE PADGETT BOAT RAMP
DRAWN BY:	
CHECK BY:	LAKE PADGETT DR, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
DWG: LAKE PADGETT RAMP	
DATE: 2026-09-21	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\LAKE PADGETT RAMP.DWG PLOT DATE: 2026-09-21 12:32:33

Exhibit 'B'



PROJECT NO.: 1537-26	LAKE SAXON BOAT RAMP
DRAWN BY:	
CHECK BY:	LAKE SAXON DR, LAND O' LAKES PASCO COUNTY, FLORIDA 34639
DWG: LAKE SAXON RAMP	
DATE: 2026-09-21	

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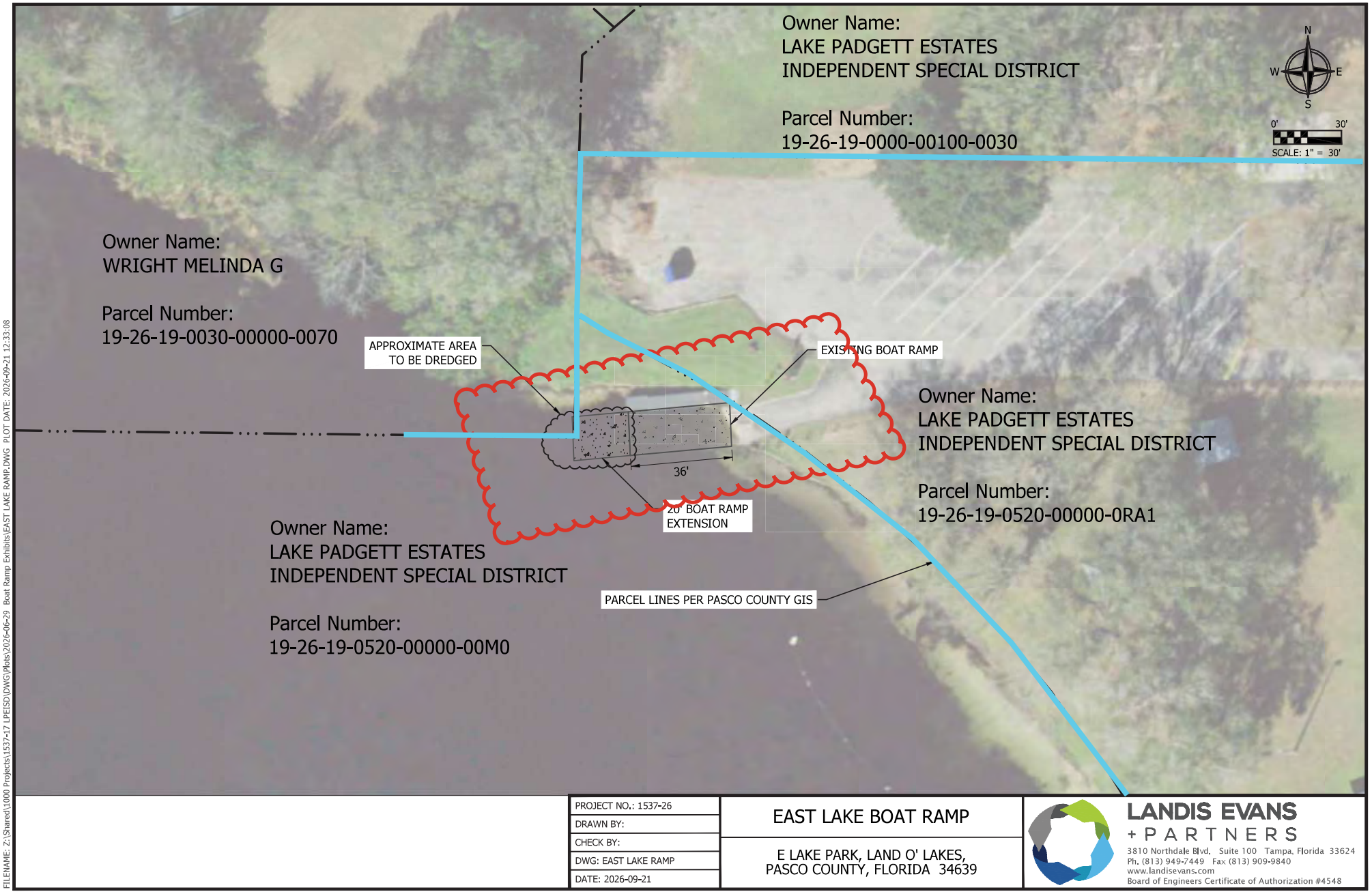
FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\LAKE SAXON RAMP.DWG PLOT DATE: 2026-09-21 12:33:41

Exhibit 'C'



PROJECT NO.: 1537-26	EAST LAKE BOAT RAMP
DRAWN BY:	
CHECK BY:	E LAKE PARK, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
DWG: EAST LAKE RAMP	
DATE: 2026-09-21	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
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FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\EAST LAKE RAMP.DWG PLOT DATE: 2026-09-21 12:33:08

E.B.I. Surveying
1304 W Fletcher Avenue
Tampa, Florida 33612
Phone: (813) 886-6080

September 29, 2026

Lake Padgett Estates Independent Special District
Steve Yarborough, Chairman
C/O Lisa Castoria, District Manager
Rizzetta and Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813-994-1001

RE: PROFESSIONAL SERVICES AGREEMENT FOR LOCATING BOUNDARY LINES, TOPOGRAPHIC AND BATHYMETRIC INFORMATION AT THREE BOAT RAMP LOCATIONS IN PASCO COUNTY, FL, AS IDENTIFIED ON THE ATTACHED SURVEY AREA EXHIBIT

Dear Mr. Yarborough,

Thank you for allowing our firm to provide a proposal for the above referenced project. We are a Land Surveying firm offering services in all phases of Land Surveying. Our firm is covered by Workman's Compensation Insurance, General Liability Insurance, and Errors and Omission insurance through selective insurance carriers. It is my understanding that you will need the following scope of surveying services provided to you at this time for fees not to exceed the following:

1. Locate boundary lines, topographic information and bathymetric information at three boat ramp locations in Lake Padgett Estates… $14,280.00

I anticipate the survey to be completed in five weeks from the time that the notice to proceed is received. At that time, we can provide to your company 6 original signed and sealed copies of the completed field work, certified to the entities as provided to our firm. We will also provide a copy of the completed work in digital format, if necessary, to your designated representative. No additional work is to be provided by our firm unless requested in writing by you, or an authorized representative. The fee is to be paid at the time the completed project drawings are delivered to your company or your designated representative. If we do not obtain timely payment and are required to initiate legal action, you will be responsible for the costs of collection including reasonable attorney's fees. Please sign below where indicated to authorize this work to begin. In The event invoices for services rendered exceed 45 days, pursuant to Florida's construction lien law, sections 713.0001-713-37, Florida statutes, EBI Surveying reserves the right to place a lien against the property on which the survey work ordered hereon is performed. Should you have any further questions, or I can be of further assistance, please don't hesitate to call at your convenience.

Sincerely,
Daniel Thompson
Office Manager

_____ _____
Authorized Signature Date

_____
Print

E.B.I. Surveying
1304 W Fletcher Avenue
Tampa, Florida 33612
Phone: (813) 886-6080

Survey Area Exhibit







ENVIRONMENTAL SCIENTIST PROPOSALS

HORNER
Environmental
Professionals, Inc.

28536 Walker Drive · Wesley Chapel, FL 33559 (813) 907-9500

October 5, 2026

Lake Padgett Independent Special District
Steve Yarborough, Chairman
C/O Lisa Castoria, District manager
Rizzetta and Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

RE: Proposal for Environmental Consulting Services
Lake Padgett Boat Ramp Improvements
Pasco County, Florida
Proposal # 26-0180

Dear Mr. Yarborough:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for environmental consulting services on the referenced property. Specifically, the following areas are covered under this proposal:

Lake Padgett Park

- **Preparation of applicable environmental submittals for the Florida Department of Environmental Protection (FDEP)**
- **Response to agency requests for additional information**
- **Agency staff meetings as necessary**
- **Client and/or Team meetings as necessary**

The cost for the above services ……...…….…… $5,200.00

Lake Saxon Park

- **Preparation of applicable environmental submittals for the Florida Department of Environmental Protection (FDEP)**
- **Response to agency requests for additional information**
- **Agency staff meetings as necessary**
- **Client and/or Team meetings as necessary**

The cost for the above services ……...…….…… $5,200.00

East Lake Padgett (Laird) Park

- **Preparation of applicable environmental submittals for the Florida Department of Environmental Protection (FDEP)**
- **Response to agency requests for additional information**
- **Agency staff meetings as necessary**
- **Client and/or Team meetings as necessary**

The cost for the above services ……...…….…… $5,200.00

This proposal is valid for a period of 30 days from the date of this correspondence. Acceptance of this proposal is acknowledged by your signature below and the return of one signed copy.

Please review this information and don't hesitate to contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this information.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.



W. Perry Horner
President

Proposal Approval:

Approved By (Print Name):_____

Signature:_____

Title: _____

Billing Information:

Contact Person: _____

Billing Address: _____

_____

_____

Telephone: _____

E-mail:_____

Magnolia Environmental, LLC
10952 NW Hwy 320
Micanopy, FL

October 5, 2026

Lake Padgett Independent Special District
Steve Yarborough, Chairman
C/O Lisa Castoria, District manager
Rizzetta and Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: Proposal for Professional Consulting Services
Lake Padgett Estates Independent Special District (LPEISD) Boat Ramp Permitting

Dear Mr. Yarborough,

Magnolia Environmental, LLC (Magnolia) is pleased to present this proposal for environmental assessment and permitting services associated with proposed improvements to three existing boat ramps operated by the Lake Padgett Estates Independent Special District (LPEISD) in Pasco County, Florida. The proposed improvements generally consist of extending the existing boat ramps waterward to improve access and functionality during lower water conditions.

The three project locations include Lake Padgett Park, Lake Saxon Park, and East Lake Padgett (Laird) Park. Magnolia's services will focus on environmental assessment of the proposed work areas and coordination of the applicable state and federal environmental permitting requirements.

Please review the enclosed documents carefully. If the outlined terms meet your approval, kindly sign and return the following signature page to formalize our agreement. Upon receipt, we will proceed with the project as scheduled.

If you have any questions or require any modifications, please don't hesitate to reach out.

Best regards,

Dylan Jones

Dylan Jones

Owner / Sr. Environmental Scientist

SCOPE OF SERVICES

The detailed task descriptions are as follows:

Task 1 – Environmental Assessment and Field Evaluation

Magnolia will conduct an environmental field assessment of the three existing boat ramp locations to document existing conditions and support state and federal permitting of the proposed improvements. Field activities will include evaluation of wetlands and other surface waters, shoreline and aquatic vegetation, existing habitat conditions, and other environmental features within and adjacent to the proposed work areas.

Magnolia will identify applicable wetland/surface water boundaries and ordinary high water indicators, as appropriate, and collect field data necessary to characterize potential environmental impacts associated with the proposed ramp extensions. Field observations will also include an assessment for submerged aquatic vegetation and other sensitive aquatic resources that may affect permitting or project design.

Magnolia will coordinate field findings with the project engineer for incorporation into the permit plans and impact calculations.

Task 2 – FDEP Environmental Resource Permitting

Based on the information provided and prior coordination with the Florida Department of Environmental Protection (FDEP), the proposed boat ramp modifications are anticipated to require an Individual Environmental Resource Permit (ERP).

Magnolia will prepare and submit the applicable environmental components of the ERP application for the three proposed boat ramp improvements. Services will include preparation of applicable application forms and supporting environmental documentation; quantification and characterization of proposed wetland and surface water impacts; preparation of avoidance and minimization documentation; and coordination with the project engineer regarding drawings, elevations, and other information required for the application.

Magnolia will coordinate with FDEP during application review and prepare responses to reasonable environmental requests for additional information associated with the proposed work. If compensatory mitigation is determined to be required, Magnolia will evaluate available mitigation options and coordinate an appropriate approach; procurement of mitigation credits or preparation of a detailed mitigation plan is not included unless separately authorized.

Task 3 – USACE Federal Permitting

Magnolia will evaluate the proposed improvements for authorization by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act, as applicable.

Based on the currently proposed improvements, the work may qualify for authorization under Nationwide Permit 36 (Boat Ramps). Magnolia will evaluate the final project design relative to applicable federal permitting thresholds and conditions and, where required, prepare and submit the necessary permit or verification request to USACE.

Services will include characterization and quantification of jurisdictional impacts, preparation of supporting environmental documentation, coordination with the project engineer regarding federal permit drawings, and coordination with USACE through the authorization process, including responses to reasonable requests for additional environmental information.

Assumptions / Exclusions

This scope assumes the proposed improvements generally remain consistent with the concepts provided, consisting of modifications or extensions to the three existing boat ramps. Surveying, engineering design, preparation of construction plans, geotechnical investigations, species-specific surveys or permitting, compensatory mitigation design or procurement, and services resulting from material changes to the proposed improvements are not included unless separately authorized.

DELIVERABLES

Upon project completion, the Client can expect the following digital deliverables:

1. FDEP Individual ERP application package (.pdf)
2. USACE permit/verification package (pdf, as applicable)
3. Supporting environmental documentation (.pdf, .docx, .xlsx, etc.)

FEE & PAYMENT TERMS

The total cost for services is Not-to-Exceed $17,000, as outlined in the table below:

TASK	DESCRIPTION	NOT-TO-EXCEED FEE
1	Environmental Assessment and Field Evaluation	$4,000
2	FDEP Environmental Resource Permitting	$8,000
3	USACE Federal Permitting	$5,000
Total		**$17,000**

The Client will be invoiced monthly on a time-and-materials basis, pursuant to Magnolia's 2026 rate sheet included at the end of this proposal, for services rendered during the preceding month. Payment is due within 30 days of receipt of each invoice. Any objections to an invoice or payment amount must be raised within 14 days of receipt. Outstanding balances not paid within 30 days are subject to a 1.5% monthly interest charge.

GENERAL AGREEMENT TERMS

This Agreement ("Agreement") is entered into as of [date] by and between LPEISD ("Client"), and Magnolia Environmental, LLC ("Magnolia"), collectively referred to as the "Parties."

Definitions: In this Agreement, the following terms shall have the meanings set forth below:

- "Services" shall mean the tasks and their associated descriptions in this document.
- "Payment" shall mean the consideration to be paid by the Client to Magnolia as specified in the Fee & Payment Terms enclosed within this Agreement.

Payment Terms: Client agrees to pay Magnolia the not-to-exceed sum of $17,000.00 in consideration for the provision of Services. Payment shall be made electronically or via check. The Client will be invoiced monthly on a percent complete basis for each task for services rendered during the previous month. Payment is due within 30 days of receiving the invoice. Any objections to the invoice or any payment to Magnolia need to be raised within 14 days of receiving the invoice. Payments not paid within 30 days are subject to a 5% monthly interest rate.

Indemnification: The Client agrees to indemnify, defend, and hold harmless Magnolia from and against any and all claims, damages, liabilities, costs, and expenses arising out of or related to any breach of this Agreement by the Client.

Limitation of Liability: In no event shall either Party be liable to the other Party for any indirect, incidental, consequential, special, or punitive damages arising out of or relating to this Agreement.

Governing Law & Jurisdiction: The Agreement shall be governed by the laws of the State of Florida, USA, excluding its conflict of laws principles. The parties agree, consent and waive contest to the exclusive jurisdiction and venue of the federal or state courts of Florida for all disputes arising our of or relating to this Agreement.

Amendment Waiver: No amendment or modification of this agreement shall be valid or binding unless in writing and signed by both parties. The waiver of any breach or provision of this Agreement shall not constitute a waiver of any other provision or subsequent breach.

Notices: Any notices or communications required or permitted under this Agreement shall be in writing and delivered personally, by email, or by certified mail to the parties at the address set forth herein.

Termination: Termination of this Agreement requires a 90-day notice in writing. All duties and payment obligations will remain the same until the 90-day notice period concludes and all outstanding payments have been made.

Duration of Services: The Services provided by Magnolia as outlined in this Agreement, shall commence upon the effective date of this Agreement and shall continue for a period of one calendar year from the date of signing, unless terminated earlier in accordance with the termination provisions outlined herein.

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings, whether oral or written.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into on Monday, October 5, 2026 by and between:

Magnolia Environmental, LLC

Address: 10952 NW Hwy 320
Micanopy, FL 32667

Lake Padgett Independent Special District

Address: 3434 COLWELL AVENUE, SUITE 200
TAMPA, FLORIDA 33614

The property upon which the services hereinafter described are to be performed is depicted in Figure 1 attached to the end of this proposal; "the property".

Scope of Services:
Magnolia shall provide professional consulting services as described in the "Scope of Services" as attached herein by reference.

Fee & Schedule:
The fee for the services described herein shall be Not-to-Exceed amount of $17,000. Following the receipt of required information, approvals, and access to the property, Magnolia will provide the Client with a written project schedule.

By executing this Agreement, Client acknowledges that Client has read, understands, and agrees to be bound by all terms and conditions set forth herein, and further acknowledges receipt of a complete copy of this Agreement, including all exhibits and attachments. Client hereby authorizes Consultant to commence and proceed with the Services in accordance with this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above and agree to be legally bound by its terms and conditions.

Consultant: Magnolia Environmental LLC

By:_____

Name:

Title:

Date:

Client: Lake Padgett Independent Special District

By:_____

Name:

Title:

Date:

Magnolia Environmental, LLC
2026 Rate Sheet

The following rates apply to professional services, fieldwork, equipment use, and reimbursable expenses unless otherwise noted in a written agreement.

Professional Labor Rates

- **Senior Environmental Scientist** — $130.00 per hour
- **Environmental Scientist II** — $110.00 per hour
- **Field Technician** — $100.00 per hour

Equipment & Vehicle Rates

- **ATV / UTV (with spraying equipment)** — $250.00 per machine per day
- **ATV / UTV (no spraying)** — $50.00 per machine per day
- **Airboat** — $1,000.00 per day

Travel & Field Expenses

- **Lodging Allowance** — $190.00 per person per night
- **Per Diem** — $50.00 per person per day
- **Mileage** — $0.70 per mile

Billing Notes

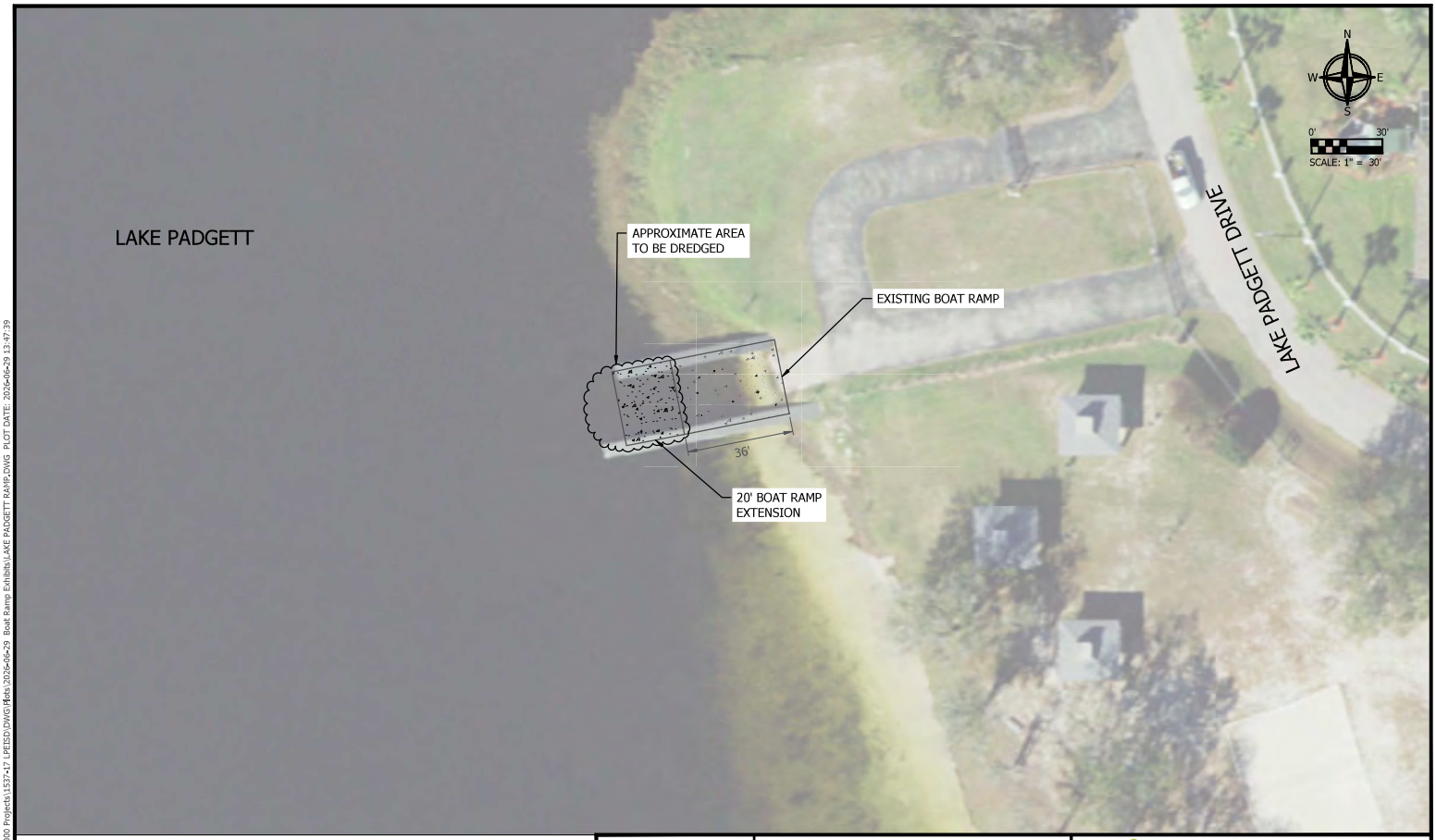
- Labor is billed in accordance with actual time expended unless otherwise specified.
- Equipment and vehicle charges apply for each day of use.
- Reimbursable expenses will be billed at cost or per the rates listed above.
- All rates are subject to adjustment upon mutual written agreement.



PROJECT NO.: 1537-26	EAST LAKE BOAT RAMP
DRAWN BY:	E LAKE PARK, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
CHECK BY:	
DWG: EAST LAKE RAMP	
DATE: 2026-06-29	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

FILENAME: Z:\Shared\1000 Projects\1537-17 LPETSD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\EAST LAKE RAMP.DWG PLOT DATE: 2026-06-29 13:45:05



PROJECT NO.: 1537-26	LAKE PADGETT BOAT RAMP
DRAWN BY:	LAKE PADGETT DR, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
CHECK BY:	
DWG: LAKE PADGETT RAMP	
DATE: 2026-06-29	

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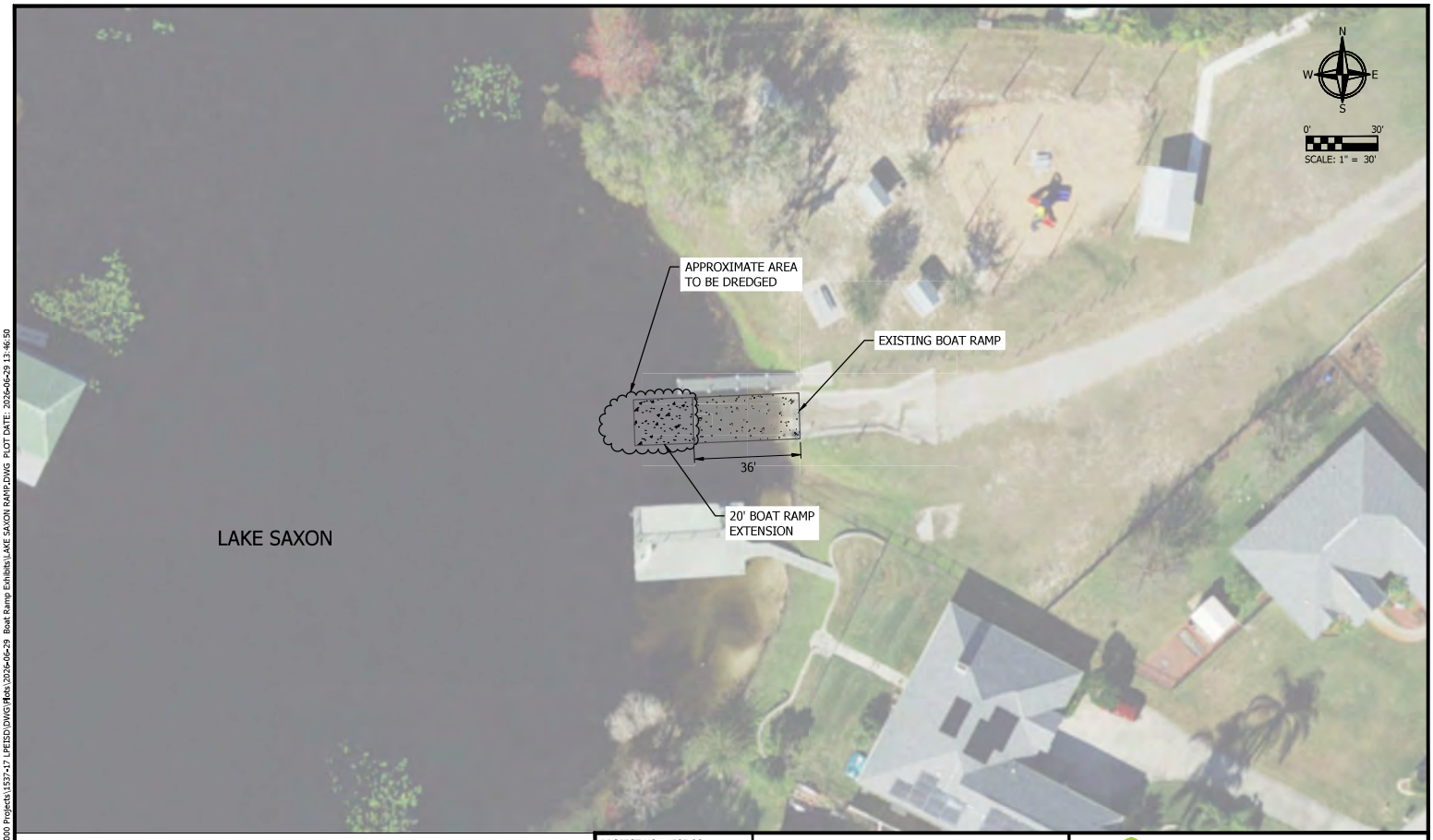
FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\LAKE PADGETT RAMP.DWG PLOT DATE: 2026-06-29 13:47:39



PROJECT NO.: 1537-26	LAKE SAXON BOAT RAMP
DRAWN BY:	
CHECK BY:	LAKE SAXON DR, LAND O' LAKES PASCO COUNTY, FLORIDA 34639
DWG: LAKE SAXON RAMP	
DATE: 2026-06-29	

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+ PARTNERS
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FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\LAKE SAXON RAMP.DWG PLOT DATE: 2026-06-29 13:46:50

CLEMENTI ENVIRONMENTAL CONSULTING, LLC

September 22, 2026

Lake Padgett Independent Special District
Steve Yarborough, Chairman
c/o Rizzetta and Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Attention: Lisa Castoria, District Manager

RE: **Proposal for Individual ERP with the Florida Department of Environmental Protection (FDEP), US Army Corps of Engineers (ACOE) Nationwide Permit**
Boat Ramps for Lake Padgett, Lake Saxon and East Lake
Pasco County, FL

Dear Lisa:

Thank you for the opportunity to provide this proposal to you. Here is our scope of services.

SCOPE OF WORK

Task 1.0 Wetland Delineation and Assessment

1.1 CEC will flag the landward extent of the wetland/shoreline on the property for each boat ramp area surveying. We will provide the surveyor with a map of our flagged points.

1.2 CEC will set an ordinary high-water elevation.

1.3 CEC will provide a map for the surveyor.

1.4 CEC will to the best of our ability determine the nature of the sediment to be removed.

Task 2.0 Wildlife Survey

2.1 CEC will perform a wildlife survey in each ramp area and provide a report.

Task 3.0 Application to the Florida Department of Environmental Protection (FDEP)

3.1 CEC will assist Landis Evans + Partner with FDEP application and design specifications for these boat ramp improvements.

3.2 CEC will complete all environmental documents including UMAM and provide appropriate options for compensation for impacts.

3.3 CEC will respond to requests for additional information.

3.4 CEC will meet on site with FDEP staff to review the project details.

Task 4.0 United States Army Corps of Engineers (ACOE)

4.1 CEC will complete the ACOE forms to apply for a Nationwide 26 Permit assuming the impacts are less than 25 cubic yards and 1/10 an acre.

Responsibility of Client

- Complete the attached Project/Proposal Acceptance Form.
- Have the owner sign the application form.
- Provide complete access to the property e.g. keys or lock combinations for all gates.
- Provide a survey of all the features around the project in pdf and CAD format.
- Pay agency application fees.

PROPOSED FEES

Based on the knowledge and experience of the staff of CEC with wetland impact permitting, we are proposing the estimated fee of $9,000.00. The project will be billed

monthly based on the work completed and according to the fee schedule. This proposal is valid for a period of 30 days from the date hereon.

WORK SCHEDULE

CEC is prepared to begin work on the project within two weeks after receiving written authorization to proceed. A Project/Proposal Acceptance form is attached for your review. Receipt of a signed copy of this form will authorize CEC to proceed. If you have any questions, please do not hesitate to call. Thank you for the opportunity to provide this proposal.

Sincerely,



Rosanne G. Clementi
Principal

Enclosures:
Fee Schedule
Project/Proposal Acceptance Form
Terms and Conditions
Application Signature Page

CLEMENTI ENVIRONMENTAL CONSULTING, LLC

PROPOSAL/PROJECT ACCEPTANCE FORM

PROJECT INFORMATION:

Client Name Lake Padgett Independent Special District
Project Name Lakes Padgett, Saxon and East
Project Location Lake Henry Haines City FL
Proposal Date September 22, 2026
Description of Services FDEP ERP and ACOE NW 26 Applications
Estimated Fee $9,000.00

PAYMENT RESPONSIBILITY:

Invoices to be paid by LPISD
Address
City/State Zip Code Phone ( )
Attention Title Fax ( )

APPROVAL OF CHARGES:

If the invoices are to be approved by a party other than the party responsible for payment, please fill in the space below.

Firm
Address
City/State Zip Code Phone
Attention Title Fax

PROPERTY OWNER IDENTIFICATION (If other than above)

Name
Address
City/State Zip Code Phone
Attention Title Fax

LEGAL DESCRIPTION:

SPECIAL INSTRUCTIONS/PAYMENT TERMS:

Net 30 days from invoice date; invoices will be sent every four weeks for continued or extended projects. Interest charges, 1-½% per month following the due date.

PROPOSAL ACCEPTANCE:

The terms and Condition of this Proposal, including the Terms on this page and the General Conditions are attached:

Accepted this _____ day of _____, 20_____

Please print or type individual, firm or corporate body name

Signature of authorized representative

Please print or type of authorized representative and title

CLEMENTI ENVIRONMENTAL CONSULTING, LLC

CONFIDENTIAL SCHEDULE OF PROFESSIONAL FEES

A. 2026 Fees for Professional Services.

	RATES/$PER HOUR
Principal	250.00
GIS Technician	85.00
Environmental Auditor	165.00
Proj/Bio/Ecologist	125.00
Project Manager	75.00
Envir. Technician	65.00
Expert Witness	325.00

B. Equipment Rental:

	RATES/$PER DAY
Dissolved Oxygen Meter	20.00
Global Positioning System Receiver	20.00
Survey Level & Rod	50.00
Remote Camera	100.00
Color Reproductions	1.50/page
ATV	100.00
Jon Boat	50.00
Turbidity Meter	10.00/sample

C. General Terms:

1. Vehicular mileage charged at $0.75 per mile.

2. Telephone toll charges, mobile phone charges and all out-of-pocket expenses billed at cost plus 15%. Such expenses include travel and subsistence, shipping charges, copying, rental and service (but not normal wear) of project equipment, equipment purchases and subcontractors.

D. Payment Terms:

1. The CLIENT will be billed monthly or upon completion of the project for payment of services rendered between the 15th day and the last day of each month.

2. Term for payment is ten days net. Consideration for extending the term of payment should be requested in advance by the CLIENT.

3. CEC will impose a 1.5% late fee per day on the outstanding balance for overdue payments over 60 days.

CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Terms and Conditions

1. **The Agreement**
   Environmental Service projects are particularly vulnerable to misunderstanding of the obligations and responsibilities of the parties involved. Accordingly, these terms and conditions and the accompanying proposal or agreement and schedules, if any, (the "Companion Documents") constitute the full and complete agreement (the "Agreement") between Clementi Environmental Consulting, LLC (CEC) and the client superseding any and all prior negotiations, correspondence, or agreements either written or oral, and may only be amended, added to, superseded or waived in writing signed by both parties. By accepting the Companion Documents, the client or prospective client shall be deemed to have accepted these terms and conditions as if set forth in full in any of the Companion Documents.

2. **Schedule**
   CEC shall use reasonable best efforts in performing services under this Agreement by mutually agreed upon completion dates. CEC shall not be responsible for any delay due to CEC's inability to gain access to the project site, any defective specifications, change in the scope of work or any act of God, labor dispute, fire, terrorism, inclement weather, act of governmental authority, failure of transportation, accident or any other cause beyond the control of CEC or its subcontractors. In the event of any such delays, CEC's time for completion of the services which are the subject of this Agreement shall be extended accordingly.

3. **Reports and Ownership of Materials**
   With the exception of the CEC report to the client, all documents, including original boring logs, field notes, laboratory test data, calculations and estimates are and remain the property of CEC. All samples obtained by CEC or its sub-contractors pursuant to this agreement may be discarded 30 days after the issuance of the report unless otherwise mutually agreed in writing. The client shall not misquote or otherwise use or refer to the CEC report or work product out of the context of the intent of the report. Client agrees that all reports and other work product furnished to the client and not paid for in full shall be returned to CEC upon demand and shall not be used for design, construction permits or licensing.

4. **Client Disclosures**
   In general, CEC relies on the information provided to it by the client. Specifically, it shall be the duty of the client upon entering into this Agreement to notify CEC of any know or suspected hazardous substances which have or may have been used, stored or disposed of on the project site. "Hazardous substances" shall include, but shall not be limited to, any substance which poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by product, waste or sample and whether it exists in a solid liquid, semi-solid or gaseous form. This duty shall also apply to any Hazardous Substance with which CEC may be provided or which exist or may exist on or near any premises upon which services are to be performed by CEC's employees, agents or subcontractors. After entering into this Agreement, disclosure and notification to CEC shall be required immediately upon discovery of any other Hazardous Substances or upon discovery of increased concentrations of previously disclosed substances where the increased concentration makes them hazardous.

   All decisions relating to the disposal of Hazardous Substances shall be made solely by the client and CEC shall not select the disposal site nor shall CEC arrange in any other way for the disposal of any Hazardous Substances found on or removed from he work site.

To the extent that the proposal includes subsurface activities (which include, without limitation, soil borings, well installation or test pit excavations) among the services to be performed by CEC, the client shall furnish CEC with diagrams indicating the location and boundaries of the site's subsurface structures (pipes, tanks, cables, sewers, other utilities. etc.) CEC shall not be liable for any damage to any subsurface structures or injury or loss arising from damage to subsurface structures which are not correctly located or not indicated on the diagrams provided.

5. Changes in Scope of Work

The scope of work and the time schedules defined in the proposal are based on the information provide by the client. Change in scope of work is defined as added, deleted, or modified work. If information provided by the client is incomplete or inaccurate, or if site conditions or encountered which materially vary from those indicated by the client, or if client requests CEC to change the original scope of work established by the proposal (which request shall be made in writing), a written amendment to this Agreement equitably adjusting the cost and /or performance time hereunder shall be executed by the client and CEC as soon as practicable. CEC shall have no obligation to perform any added or modified work until such amendment has been execute, and consent to amendments shall not be unreasonable withheld by either party.

6. Standards Environmental Services

THE CLIENT ACKNOWLEDGES THAT CEC HAS MADE NO IMPLIED OR EXPRESS REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATION OR ADVICE TO BE PROVIDED BY CEC, EXCEPT AS EXPRESSLY SET FORTH BELOW. Services performed by CEC under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the environmental profession who perform similar environmental services and practice contemporaneously under similar conditions in the locality of the project.

CEC DOES NOT PROVIDE LEGAL SERVICES OR OFFER LEGAL ADVICE ON MATTERS OF ENVIRONMENTAL OR OTHER LAW AND DISCLAIMS ALL RESPONSIBILITY OR LIABILITY RELATING TO OR ARISING OUT OF CLIENTS RELIANCE UPON ANY OPINION EXPRESSED BY CEC OR ITS EMPLOYEES IN THE COURSE OF THE PERFORMANCE OF ITS SERVICES UNDER THIS AGREEMENT RELATING TO ANY MATTER OF LAW.

7. Fixed Price/Adjustment

Prices set forth in this proposal shall be firm for 30 days from the date of such proposal: provided, however, that CEC's standard charges are adjusted annually on December 31st of each year (the "Adjustment Date") and, regardless of the date of the proposal, work performed pursuant to this Agreement after the Adjustment Date shall be billed at the adjusted rates.

8. Billings and Payments

a) If the basis for fee determination is Time & Materials", billings will be based on CEC"s standard charges for actual time expended. Sub-consultant charges, fees, commissions, and out of town travel expenses will be billed at cost plus 20%. All other project related reimbursable expenses, including vehicle mileage, color copies, outside data reports, postage/shipping, reproductions, survey flagging tape, will be billed at the value of the expenditures for the project. The client understands and agrees that the estimates of total, incremental, or phase project costs are reasonable projections provided for informational purposes in the Companion Documents and are as accurate a representation or warranty of the actual costs at the time which will be incurred in the performance of CEC's services. CEC shall submit invoices bi-weekly for services performed and expenses incurred and not

previously billed or included on any preceding invoice. Payment is due upon receipt. For all amounts unpaid after thirty (30) days from the invoice date, client agrees to pay CEC a late fee of one and one-half percent (1.5%) per month or 18% annually.

b) The client shall provide CEC a clear written statement within fifteen (15) days after receipt of the invoice of any objections to the invoice or any portion or element thereon. Failure to provide such a written statement shall constitute acceptance of the invoice as submitted.

c) The client has the obligation to pay for all services performed under this Agreement. No deduction shall be made from any invoice on account of penalty or liquidated damages nor shall any other sums be withheld from payments to CEC by reason of client's inability to obtain financing, approval of zoning boards or governmental or regulatory agencies, or any other cause or contingency. Client further agrees to pay CEC any and all expenses incurred in recovering any delinquent amount due recovering possession of CEC's reports and any other work product furnished to the client pursuant to Paragraph 3 herein, or enforcing any other rights CEC has under this Agreement including reasonable attorney's fees or court costs.

9. Notice of Lien

CEC hereby notifies client that it intends to utilize all available lien rights it may have in connection with its provision of services under this Agreement. In order to perfect any construction lien in favor of CEC, client agrees to provide, if applicable, any Notice of Commencement or any other notice required by the Florida Construction Lien Laws.

10. Safety

The client assumes sole and complete responsibility for the safety of all persons and property where the work to be performed herein is at client's site. If CEC provides a health and safety officer at the client's site, CEC shall be authorized to take any and all measures on behalf of the client that in CEC's opinion will maintain generally accepted health and safety standards for personnel at the site. CEC will inform the client of deficiencies relating to the specifications and applicable regulations known to CEC. However, CEC is not responsible for the failure of the client or its agents to follow the recommendations of CEC personnel. The client waives any claim against CEC for, and agrees to indemnify and hold CEC harmless from, any claim for liability for injury or loss to the client or others in connection with such measures, except to the extent such loss results from CEC negligence.

11. Limits for Damages or Claims Relating to Work/Services

IT IS EXPRESSLY AGREED THAT THE CLIENT'S MAXIMUM RECOVERY AGAINST CEC RELATING TO THE PROFESSIONAL SERVICES PERFORMED HEREIN, IS THE AMOUNT OF CEC'S FEE AND THAT ANY CLAIM OR DAMAGES NOT TO EXCEED SUCH FEE IS CLIENT'S SOLE AND EXCLUSIVE REMEDY AGAINST CEC. UNDER NO CIRMCUMSTANCE SHALL CEC BE LIABLE FOR CLIENT'S LOSS OF PROFITS, DELAY DAMAGES, OR FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL LOSS OR DAMAGE.

11a. Insurance and Indemnity: CEC will acquire and maintain general commercial liability insurance coverage in an amount not less than $1,000,000.000 per occurrence, and $2,000,000.00 aggregate, which shall include all claims and losses that may relate in any manner whatsoever to CEC's performance under this Agreement. CEC shall provide continuous proof of such insurance coverage. Such proof shall include the Client as a named insured. CEC hereby indemnifies and holds the Client harmless from and against any and all claims, demands, losses, damages, liabilities and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees legal counsel), arising from personal injury, death, or property damage resulting from the negligent or intentional acts of CEC or by it employees, agents or invitees. This Indemnity is not subject to the Limitation provided in Paragraph 11.

12. Termination

This agreement may be terminated by either party upon at least thirty (30) calendar day's written notice in the event of substantial failure by the other party to perform in accordance with the terms herein through no fault terminating party. In the event that site conditions become unsafe for the performance of the work, or if the client fails to pay any invoice in full within thirty (30) days after invoice date, CEC may, at any time and without waiving any other rights or claims against the client and without incurring any liability to the client, elect to terminate performance of services upon ten (10) business days prior written notice from CEC to the client.

13. Severability

In the event that any provision herein shall be deemed invalid or unenforceable, the other provisions shall remain in full force and binding upon all parties.

14. Survival

All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the client and CEC shall survive the completion of the services and the termination of this agreement.

15. Period of Limitation

No action, suit or other proceeding shall be instituted in connection with this Agreement more than two (2) years after the last day upon which CEC provided substantial services on the site for which this Agreement was executed.

16. Assigns

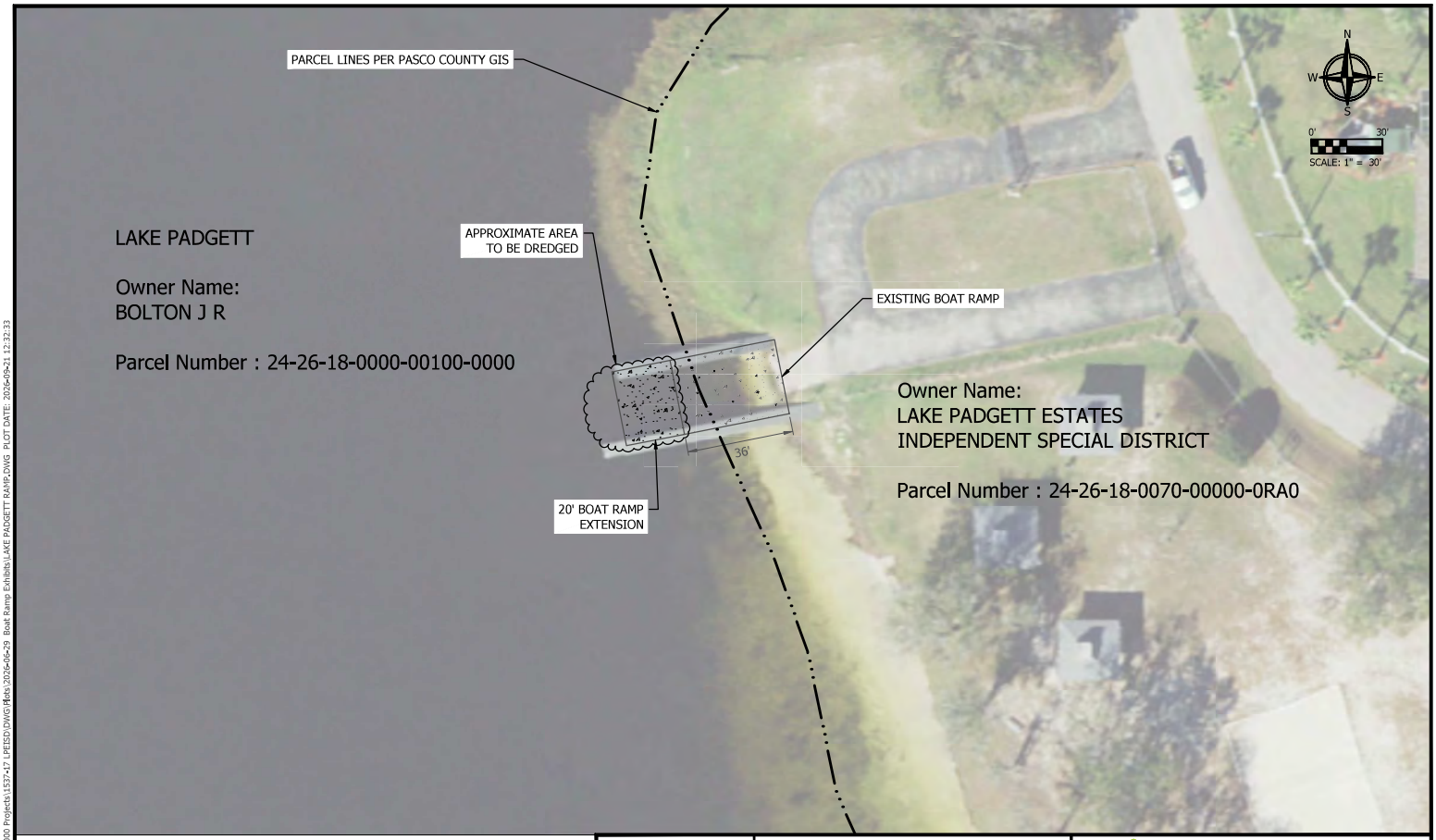
Neither the client nor CEC may delegate, assign or transfer duties or in this Agreement without the written consent of the other party.

17. Governing Law

This Agreement shall be governed by the laws of the state of Florida.

File: CEC E-termsandconditions30days.doc

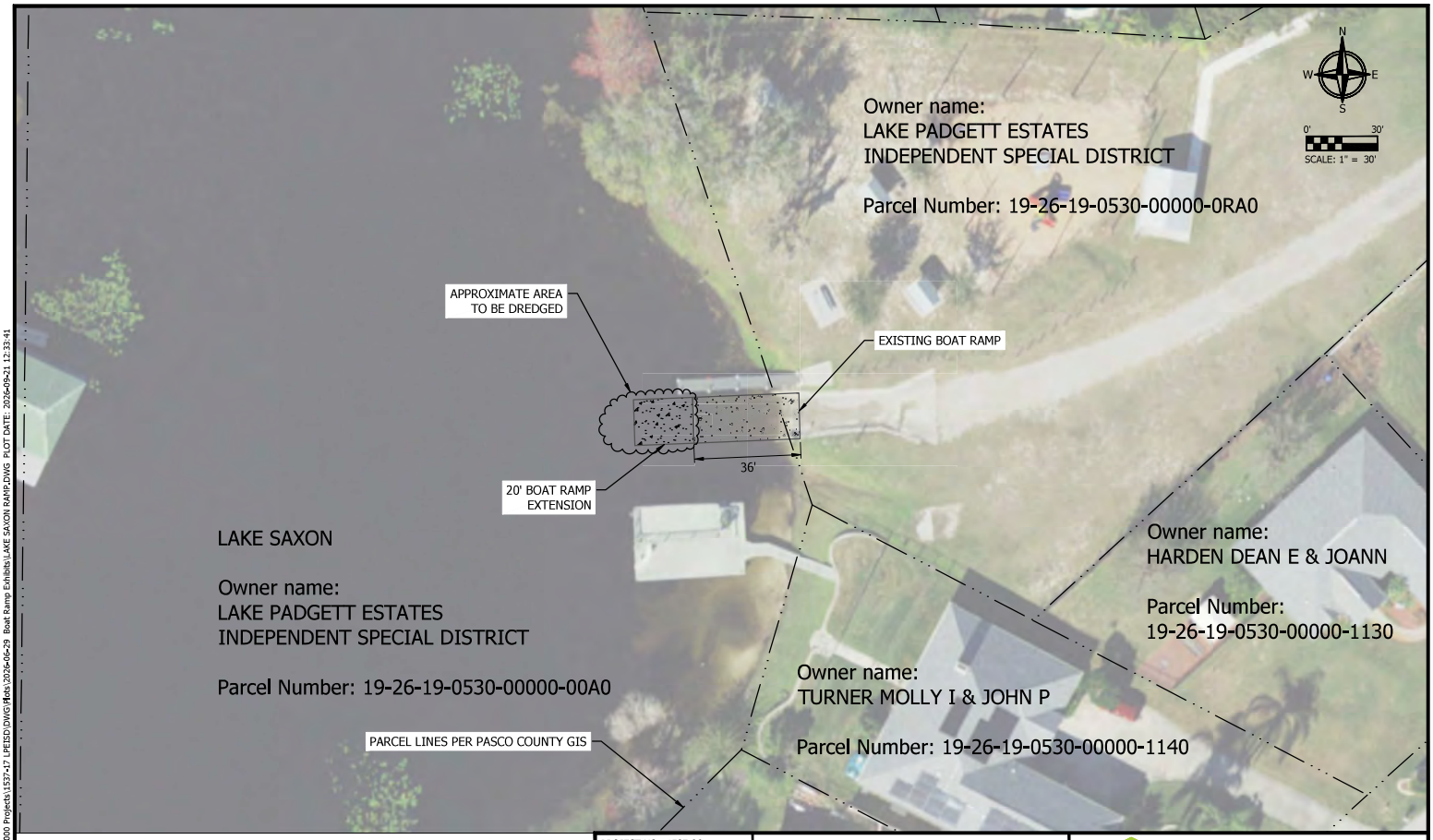
BOAT RAMP CONCEPT PLANS



PROJECT NO.: 1537-26	LAKE PADGETT BOAT RAMP
DRAWN BY:	
CHECK BY:	LAKE PADGETT DR, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
DWG: LAKE PADGETT RAMP	
DATE: 2026-09-21	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

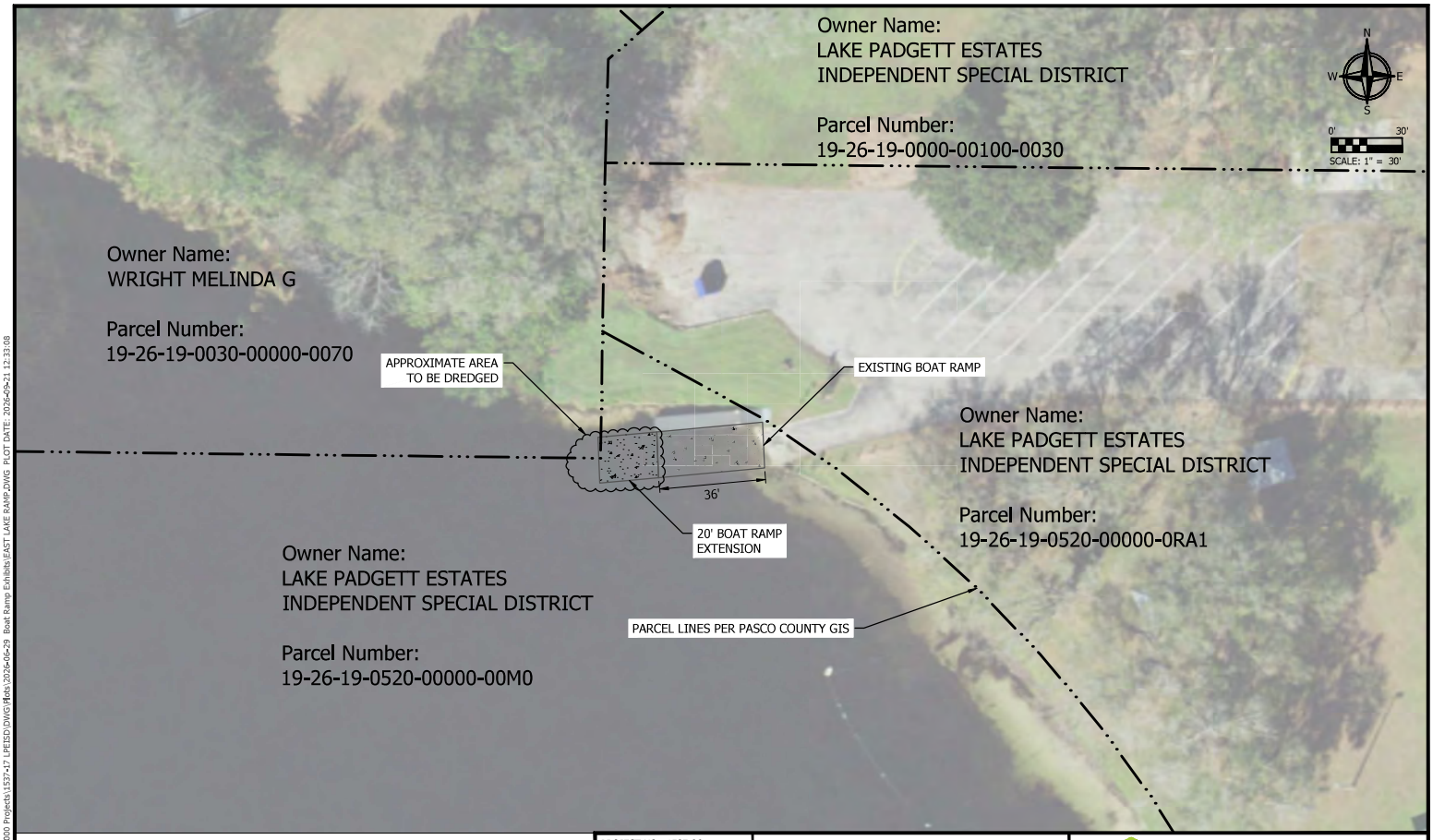
FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-09-29 Boat Ramp Exhibits\LAKE PADGETT RAMP.DWG PLOT DATE: 2026-09-21 12:32:33



PROJECT NO.: 1537-26	LAKE SAXON BOAT RAMP
DRAWN BY:	
CHECK BY:	LAKE SAXON DR, LAND O' LAKES PASCO COUNTY, FLORIDA 34639
DWG: LAKE SAXON RAMP	
DATE: 2026-09-21	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-06-29 Boat Ramp Exhibits\LAKE SAXON RAMP.DWG PLOT DATE: 2026-09-21 12:33:41



PROJECT NO.: 1537-26	EAST LAKE BOAT RAMP
DRAWN BY:	E LAKE PARK, LAND O' LAKES, PASCO COUNTY, FLORIDA 34639
CHECK BY:	
DWG: EAST LAKE RAMP	
DATE: 2026-09-21	

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
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Board of Engineers Certificate of Authorization #4548

FILENAME: Z:\Shared\1000 Projects\1537-17 LPEISD\DWG\Plots\2026-09-29 Boat Ramp Exhibits\EAST LAKE RAMP.DWG PLOT DATE: 2026-09-21 12:33:08

Tab 3

Lake Padgett Estates Independent Special District
Assistant Maintenance Employee
EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into this __ day of August, 2026, by and between the Lake Padgett Estates Independent Special District, a governmental entity, (hereinafter referred to as "LPEISD") and _____ (hereinafter referred to as "Employee").

IN CONSIDERATION of the employment of the Employee by LPEISD, and of the mutual advantages and benefits received by LPEISD and the Employee by virtue of such relationship the receipt and adequacy all of which considerations are hereby acknowledged, the parties agree as follows:

1. APPOINTMENT: LPEISD hereby employs Employee and the Employee hereby accepts employment as LPEISD's Assistant Management Employee upon the terms and conditions herein set forth.

2. EFFECTIVE DATE; The effective date of this Employment Agreement shall be the ____ day of August, 2026.

3. DUTIES OF THE EMPLOYEE: The duties of the Employee are such duties as LPEISD may assign to the Employee from time to time. Duties are more fully described, but not limited to, the attached job description for the Assistant Maintenance Employee of Lake Padgett Estates Independent Special District attached hereto in Exhibit "A".

The Employee shall devote his entire productive time, ability, and attention to the business of the Employer during Employee's designated hours of employment and the term of this contract. The Employee shall not directly or indirectly render any services of a business, commercial, or professional nature to any other person or organization, whether for compensation or otherwise, without the prior written consent of the Employer.

4. PROBATIONARY PERIOD: The first six (6) months of this Agreement shall be a probationary period during which time the Employee may be terminated, with or without cause, by the Employee, notwithstanding any other provisions of the Agreement. The purpose and intent of the probationary period is to allow Employer to evaluate Employee's job performance, temperament, interaction with LPEISD residents and willingness to work under the supervision of management.

5. TERM: The initial term of Employment pursuant to this Agreement shall be for a period commencing on the effective date and expiring (unless sooner terminated as

otherwise provided in this Agreement or unless otherwise renewed or extended as set forth herein) one year from the effective date, which date, including any earlier date of termination or any extended expiration date, shall be referred to as the "expiration date". Subject to the provisions of this Agreement and Board approval this Employment Agreement shall be an _____. This Agreement shall automatically renew annually unless sooner terminated as otherwise provided in this Agreement.

6. ACCOUNTABILITY: The Employee shall report to and be accountable directly to the LPEISD Maintenance Supervisor and the LPEISD Board of Supervisors for the satisfactory performance of her duties.

7. TERMINATION: This Agreement may be terminated at any time in accordance with the following:

(a) Voluntary Termination of Agreement by Employee:

The Employee may elect to terminate this Agreement, and resign her employment by delivering written notice to LPEISD sixty (60) days prior to the date on which resignation is elected. PEF may, at its discretion, waive the sixty (60) day notice provision or any part thereof, and pay the Employee thirty (30) days severance pay in addition to the severance pay the Employee would be entitled to pursuant to subsection 6. (b)(3) below. In the event that the Employee shall fail to provide PEF with a minimum of sixty (60) day notice, then PEF shall be relieved of any and all obligations including the payment of any severance pay or of any accrued benefits as provided for elsewhere in this Agreement.

(b) Termination of the Agreement by PEF:

(1) PEF may terminate this Agreement without notice if the Employee engages in serious misconduct. Serious misconduct includes, but is not necessarily limited to the commission of a crime involving moral turpitude, gross incompetence, or misconduct. In the event this Agreement is terminated by PEF pursuant to this Section, Employee will not be entitled to any severance pay or benefits.

(2) PEF may otherwise elect to terminate this Agreement and the services of the Employee without cause or for reasons other than serious misconduct with thirty (30) day notice prior to the date on which termination or resignation is requested. PEF may, at its discretion, waive the thirty (30) day notice and pay the Employee

thirty (30) days severance pay in addition to the severance pay the Employee would be entitled to under subsection (3)(b), together with payment of accrued benefits, if applicable. .

(3) In the event this Agreement is terminated by PEF under paragraph (b) (2) above, Employee shall be entitled to severance pay equal to his current base salary for one (1) month. Any severance pay provided herein shall be paid to the Employee in biweekly installments unless otherwise agreed to in writing by the Employee and PEF.

(c) Termination of Agreement by Death of Employee:

This Agreement shall be terminated by the death of the Employee as of the date of her death.

(d) Accrued Benefits at Termination:

In the event that the Employees employment with PEF is terminated pursuant to any of the provisions of this paragraph excluding subparagraph (b)(l), PEF agrees to pay the Employee or her designated beneficiary for all accrued salary, all accrued annual leave, and all accrued personal time off as of the date of her death. After making said payment and payment of any severance pay required under this Agreement, PEF shall have no further obligation to Employee, her estate, or her designated beneficiary pursuant to this Agreement.

7. COMPENSATION: For all services rendered by Employee as Assistant Maintenance Employee under the terms of this Agreement, LPEISD shall pay the Employee an initial salary of _____ Thousand Dollars ($__,000.00) per year payable in accordance with LPEISD's normal payroll periods for other employees, and such other compensation as may be authorized by the Board of Supervisors.

8. PERFORMANCE AND COMPENSATION REVIEW: By July 1st of every year, beginning 2027, that the Employee performs work under this Agreement, the Board of Supervisors shall review the Employee's performance, and may approve a merit increase in the Employee's next annual Employment Contract based upon such review.

9. GROUP HEALTH INSURANCE: Included in the Employee's salary of $65,000.00 is the sum of $_____ per month in gross wages to purchase health insurance privately since PEF is not currently providing group health coverage.

10. HOLIDAYS:

(a.) The Employee will receive paid holidays pursuant to the Federal Holiday schedule, up to ten (10) days, on an annual basis. Said holidays to include New Year's Day, Martin Luther King, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If one of the holidays falls on a Saturday or Sunday, either the Friday before or Monday after will be a paid day off, depending on the established Federal Calendar.

(b.) Employee understands, and hereby acknowledges, that because LPEISD is a governmental agency whose primary responsibility is the operation and management of the recreational facilities within Lake Padgett Estates for the benefit and enjoyment of Lake Padgett Estate resident and as such Employee will be called on from time to time to work during holidays, during such time Employee will be compensated as per applicable law.

11. PAID TIME OFF: In addition to the aforementioned paid Holidays, Employee shall receive _____ (__) paid days off per year for one (l) to five (5) years of service; _____ (__) days per year for all years over five (5) years of service. The Employee may carry over up to five (5) days of paid time off per year from the previous year to the subsequent year. Any time off that is not used greater than five (5) days at the end of the annual term of this Agreement shall be lost.

12. AUTOMOBILE: Travel Expense reimbursement will be paid to the Employee in accordance with the applicable IRS guidelines. All over night travel and extended training activities must be approved by the Board of Directors prior to their occurrence.

13. NONCOMPETITION DURING TERM OF EMPLOYMENT: During the term of this Agreement, the Employee shall not, directly or indirectly, either as an employee, employer, consultant., agent, principal, partner, stockholder, corporate officer. director, or in any other individual or representative capacity, engage or participate in any business that is in competition in any manner whatsoever with the business of the Employer.

14. POST-EMPLOYMENT NONCOMPETTION: In consideration of the Employer employing the Employee in a position in which the Employee will gain specialized knowledge and experience and will establish personal relationships with the Employer's customers, donors, suppliers, and other employees, the Employee covenants and agrees as follows:

On termination of employment, whether by termination of this Agreement, by wrongful discharge, or otherwise, the Employee shall not directly or indirectly engage in competition with the Employer in fund raising activities in Pasco, Hillsborough, Pinellas,

Polk or Hernando Counties for the period specified in this paragraph. As used in this paragraph, "competition with the Employer" means entering or engaging in the business of fundraising and grant writing either individually, as a partner or joint venture, as an employee, or as an agent, officer, director, or shareholder of any entity or person in direct or indirect competition with the Employer. The Employee agrees not to engage in competition with the Employer in the Territory where the Employee is assigned to perform duties pursuant to this Agreement, for a period of one (1) year after the date of termination of employment under this Agreement. This covenant shall be construed as an agreement independent of any other provision of this Agreement. The existence of any claim or cause of action of the Employee against the Employer, whether predicated on this Agreement or otherwise, shall not constitute a defense to the enforcement by the Employer of this covenant. In the event of a breach or threatened breach by the Employee of the obligations under this paragraph, the Employee acknowledges that the Employer will not have an adequate remedy at law be entitled to such equitable and injunctive relief as may be available to restrain the Employee from the violation of the provision of this paragraph. Nothing in this paragraph shall be construed as prohibiting the Employer from pursuing any other remedies available for breach or threatened breach of this covenant not to compete, including the recovery of damages from the Employee.

15. ARBITRATION: Any controversy or claim arising out of or relating to this Agreement. or the breach of this Agreement, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment on the award rendered may be entered in any court having jurisdiction over the matter.

16. TRADE SECRETS/CONFIDENTIAL INFORMATION: The Employee during the term of employment under this Agreement will have access to and become familiar with various fundraising "strategies, donor contact lists, corporate sponsor lists and contacts, consisting of processes, and compilations of information, records, and specifications, that are owned by the Employer and that are regularly used in the operation of the Employer's business. The Employee shall not disclose any of these trade secrets, directly or indirectly, or use them in any way, either during the tern of this Agreement or at any later time, except as required in the course of employment with the Employer. All files, records, documents, drawings, specifications, equipment, and similar items relating to the business of the Employer, whether prepared by the Employee or otherwise coming into the Employee's possession, shall remain the exclusive property of the Employer and shall not be removed from the premises of the Employer under any circumstances whatsoever without the prior written consent of the Employer.

17. GENERAL PROVISIONS

(a) Notices. Any and all notices, demands, or other communications required or desired to be given hereunder by any party shall be in writing and shall be

validly given or made to another party if personally served, or if deposited in the United States mail, certified or registered, postage prepaid, return receipt requested. If such notice or demand is served personally, notice shall be deemed constructively made at the time of such personal service. If such notice, demand or other communication is given by mail, such notice shall be conclusively deemed given five days after deposit thereof in the United States mail addressed to the party to whom such notice, demand or other communication is to be given as follows:

If to Employee: _____
_____
_____
_____
Telephone: _____

If to LPEISD: _____
_____
_____
_____
Telephone: _____

Any party hereto may change its address for purposes of this paragraph by written notice given in the manner provided above.

(b) Dissolution or Discontinuance: In the event, during the term of this Agreement, LPEISD or any part thereof, should be liquidated or dissolved, or should discontinue its normal business operations for any reason. or if the business of LPEISD is sold, transferred, or assigned in any way, resulting in termination of Employee, then the total compensation due under paragraph 7 of this Agreement remaining unpaid shall be considered a debt of LPEISD and shall not be discharged by reason of any of the stated events.

(c) Invalid Provision: The invalidity or unenforceability of a particular provision of this Agreement shall not offset the other provisions hereof and the Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

(d) Waiver of Breach: The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as waiver of any subsequent breach by that party.

(e) Assignment: The rights and obligations of LPEISD under this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns

of LPEISD. The rights and privileges herein granted are personal in nature and cannot be transferred by the Employee except as provided in any benefits, including without limitation, retirement, disability and death benefits.

(f) Entire Agreement: This Agreement supersedes any and all other agreements, whether oral or in writing, between the parties with respect to the employment of the Employee by the Employer, and this Agreement contains all of the covenants and agreements between the parties with respect to the employment in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party that are not embodied in this Agreement, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement will be effective only if it is in writing signed by the party to be charged.

(g) Governing Law: This Agreement shall be construed and enforced in accordance with the Laws of the State of Florida.

(f.) Venue: Venue for any legal proceeding to enforce this Agreement bt either party shall be Pasco County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date aforesaid.

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

By:_____

Print Name: _____

WITNESS :

_____

_____

EMPLOYEE

_____

Print Name:
Employee

WITNESS:

_____

_____

Exhibit A

Assistant Maintenance Employee

Job Description

Title: Assistant Maintenance Employee

Reports to: Maintenance Supervisor,

Chairman of the LPEISD Board of Supervisors

and LPEISD Property Management Company

Summary Role Description:

The Assistant Maintence Employee is responsible for:_____
_____
_____
_____
_____
_____
_____
_____

Key Responsibilities:

Qualifications and Characteristics: Prior employment background that fits job requirements. A working knowledge of equipment to be used in the course of employment and a willingness to work with current staff and develop new skills.

Educational Requirements

- High School graduate or GED equivalent

Other Personal Characteristics

- A person whose integrity is present in actions and interactions.
- A firm commitment to the goals and objectives of LPEISD and to the belief that the LPEISD can make a powerful and positive impact on the community.

Tab 4



Document Ref: RSXSQ-ZBGQY-3QPML-3I4IV

Everything Your Waterbody Needs. One Team.

No subcontractors. Just results.



Pond & Lake Management

Biologist-led care that keeps your water brilliant and functional! Water quality testing, algae control, aeration, fish stocking, debris removal, and holistic treatments year-round.



Regulatory Compliance & Reporting

Navigate municipal requirements with confidence — including Florida's new 2025 water quality and maintenance regulations. Compliance dashboards for multi-site/ multi-pond clients.



Dredging & Sediment Removal

Compact equipment, no draining, and annual maintenance plans that meet your budget and keep sediment from ever becoming an emergency. Bathymetric surveys detail the status of your pond so you can make data-driven decisions.



Erosion Control & Shoreline Restoration

Patented SOX living shoreline systems that rebuild your bank. Native vegetation and engineered mesh create permanent stability — and dredged sediment can be reused as fill.



Stormwater Construction & Repair

Detention and retention pond construction, outfall and pipe repair, control structure maintenance, and full infrastructure rehab. We keep your stormwater systems performing to spec and in compliance.



Large Lake & Natural Areas Management

Invasive species control, wetland management, aerial and airboat application, and large-scale aquatic vegetation programs. Licensed across multiple states — any size waterbody, any access challenge.



Environmental Consulting & Lab Services

In-house water quality testing, aquatic toxicology, wetland delineation, and regulatory consulting. The data and expertise to support compliance, planning, and informed decisions.

Why does it matter that we do it all in-house?

Our team that sees the whole picture — so every treatment works together, not against each other.

Post-Visit Summary

Customer: Steve Rwall
Property: 3125 Lake Padgett Dr, Land O' Lakes, , 34639
Date: 2026-09-21
Submitted By: Mark Patterson, Matthew Welch, Salim Alamir
Email: mark.patterson@all-water.com

Service Parameters

Pond ID	Description	Algae	Aquatic Vegetation	Shoreline Vegetation
1	3 lakes	Y	Y	Y

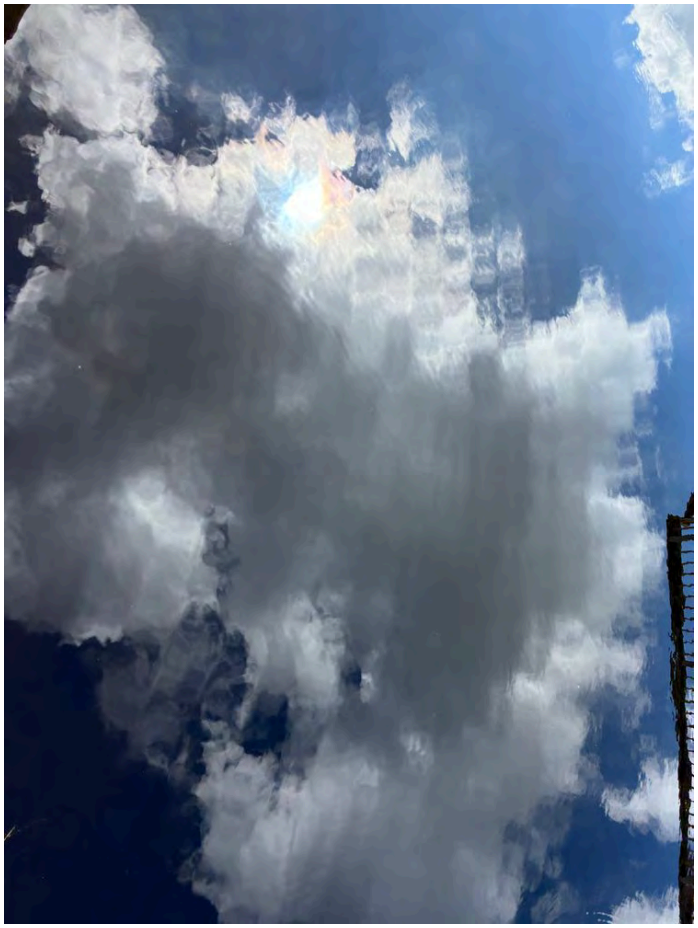
Overall Site Characteristics

Characteristic	Value
Clarity	2-4'
Water level	Normal
Erosion	Moderate
Sediment Accumulation	Moderate
Wildlife	Birds, Reptiles, Fish, Mammals
Weather Conditions	Overcast
Comments	Treated nuisance emergents, submerged, floating vegetation and minor filamentous algae growth.



Biologist signature













ALLWATER AQUATIC RESOURCE MANAGEMENT

50+ Years of Service Across the Southeast

Does Your Pond Need Dredging?

You already know something's off. You can see it. You can smell it.

And every season you wait, the problem gets worse — and more expensive to fix.

- **Water that won't clear** — no matter what you throw at it
- **A pond that's losing water volume** — you may even have new islands forming
- **Algae you can't keep up with** — the sediment is storing nutrients that fuel it
- **Fish kills and dying plants** — the ecosystem is telling you something

Even one of these means sediment is winning.

Stop Guessing. Start With the Data.

A bathymetric survey helps you:

See the Problem

Multi-beam acoustic mapping reveals sediment depth and volume across your entire water body.

Prove Compliance

Document your holding capacity and meet stormwater regulations with hard data.

Plan with Confidence

Know where to dredge and plan your budget — no surprises, no wasted spend.



Surveys start at $1,500 for ponds up to 10 acres — cost is credited toward your dredging project

The Fix Is Easier Than You Think

Forget everything you've heard about draining, disruption, and catastrophic price tags.

- ✓ **No draining required** — Your pond stays full — the whole time
- ✓ **Zero disruption** — Our **experienced in-house** teams won't disturb residents, members, or wildlife
- ✓ **Compact, turf-safe equipment** — Won't harm turf or cart paths — built for golf courses and residential properties
- ✓ **Faster and more affordable** — Than the traditional methods you've been quoted



The Smart Solution: Annual Dredge Maintenance Plan

- Customized to your needs and budget
- Scheduled maintenance on an affordable budget.
- Remove sediment on a schedule so you never face an emergency project
- Stay ahead of compliance reguations

15%
DISCOUNT
for plan members

Let's talk about your pond.

Call - 866-812-6588

All services performed with our in-house teams

Fully Licensed & Insured - Serving FL, GA, NC & SC

Document Ref: RSXSQ-ZBGQY-3QPML-3I4IV

ALLWATER AQUATIC RESOURCE MANAGEMENT

50+ Years of Service Across the Southeast

Is Your Shoreline Disappearing?

What Erosion Is Really Costing You

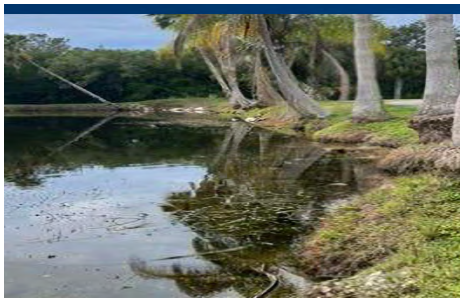
Stormwater runoff and fluctuating water levels break down your shoreline a little more every season — and without healthy vegetation to hold the bank together, the damage accelerates fast. What starts as a cosmetic issue quickly becomes a safety, compliance, and budget problem.

Property & Safety
Land loss threatens structures, landscaping, and walkways. Undercut banks create liability and safety hazards for residents and guests.

Water Quality
Eroding soil dumps sediment and nutrients directly into your pond — accelerating algae, reducing capacity, and degrading water quality.

Escalating Cost
Every year you wait, the bank recedes further and restoration gets more expensive. Small repairs now prevent major projects later.

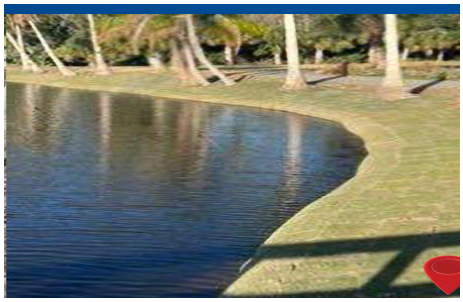
PROBLEM



SOLUTION



OUTCOME

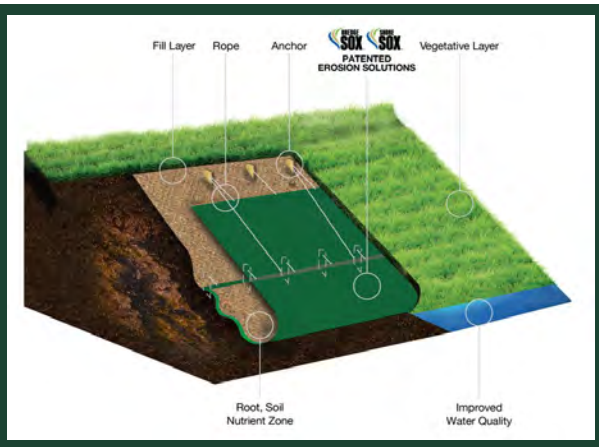


Clearwater, FL

The Solution: SOX Erosion Shoreline Restoration

An engineered system that rebuilds your shoreline for long-term stability.

- Technical mesh provides structural foundation
- Anchored and tethered to existing bank structure
- Fill material — can reuse dredged sediment
- Native vegetation establishes permanent root stability
- Improved water quality and healthier ecosystems



✓ Environmentally Sound ✓ Decades of Stability ✓ Can Use Dredged Material ✓ Improves Water Quality

Stop the Cycle: Less Erosion Means Less Dredging

Eroding shorelines are the #1 source of sediment in your pond. Every inch of bank that washes away accelerates the need to dredge. Fix the erosion, and you reduce future dredging costs. It's one connected system, and we manage both.

In-House Teams

Our experienced crews handle every project — no subcontractors, no surprises on your property.

Biologist-Led

Our staff biologists balance engineering with ecosystem health for lasting, natural results.

Dredge + Restore

Pair shoreline repair with dredging and reuse sediment as fill — one project, lower total cost.

Let's talk about your shoreline.

Call - 866-812-6588

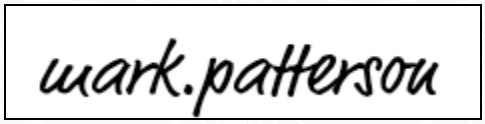
All services performed with our in-house teams

Fully Licensed & Insured • Serving FL, GA, NC & SC

CERTIFICATE *of* SIGNATURE

REF. NUMBER
RSXSQ-ZBGQY-3QPML-3I4IV

DOCUMENT COMPLETED BY ALL PARTIES ON
21 SEP 2026 12:27:35
AMERICA/NEW YORK

SIGNER	TIMESTAMP	SIGNATURE
MARK.PATTERSON EMAIL MARK.PATTERSON@ALL-WATER.COM	SENT 21 SEP 2026 12:26:54 VIEWED 21 SEP 2026 12:27:19 SIGNED 21 SEP 2026 12:27:35	 IP ADDRESS 172.56.101.165 LOCATION TAMPA, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
21 SEP 2026 12:27:19

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

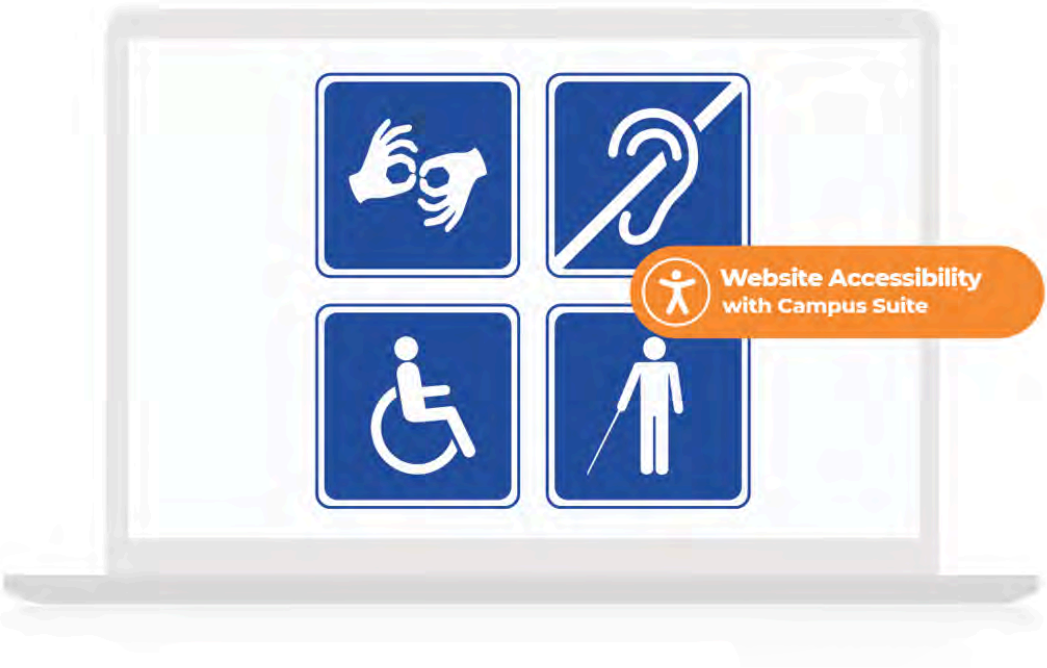
LAKE PADGETT ESTATES ISD

District Manager's Report

October 15, 2026

FINANCIAL SUMMARY	7/31/2026
General Fund Cash & Investment Balance:	$916,446
Reserve Fund Cash & Investment Balance:	$703,141
Total Cash and Investment Balances:	**$1,619,587**
General Fund Expense Variance: $33,837	**Under Budget**

Tab 7



Quarterly Compliance Audit Report

Lake Padgett Estates

Date: September 2026 - 3rd Quarter
Prepared for: Lisa Castoria
Developer: Rizzetta
Insurance agency:

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

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

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

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

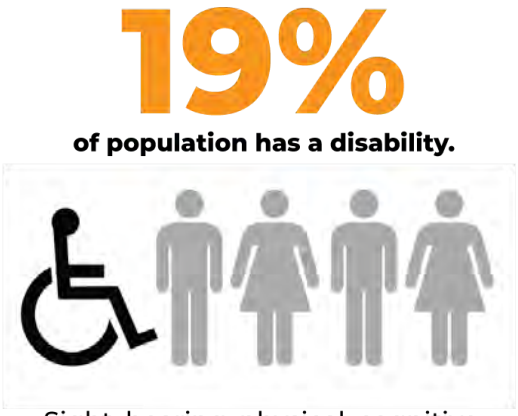
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

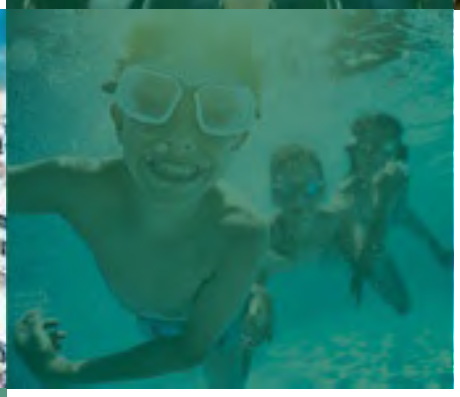
Assistive technology	Hardware and software for disabled people that

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

Tab 8

Rizzetta & Company
Professionals in Community Management
40 Anniversary 1986 - 2026








AMENITIES MANAGEMENT

PROPOSAL

LAKE PADGETT ESTATES ISD

Prepared for: Board of Supervisors

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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With 40 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next forty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS



HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

OUR MILESTONES

1986
Rizzetta & Company was founded.

1992
Collection agent services were added for Community Development Districts to support the process of bond repayments.

1996
Community Development District Management services were added.

1998
As a natural counterpart to District Management, Association Management was introduced.

2008
Seeing a growing need for Amenity Services at the request of various clients, Amenity Services was introduced.

2009
In addition to the growing Amenity Management services, the need for more landscape oversight led to adding our Field Services.

2011
With the departure of various companies from the marketplace, Continuing Disclosure services were added to provide various compliance reporting for Districts and Bondholders.

2013
Due to the recession, some Districts were in financial crisis and required the formation of Special Purpose Entities to manage them through these times. Our firm was asked to take on many of these projects as an additional service.

2015
The continued growth in technology & changes to Florida Laws, Technology Services was introduced to provide website development and hosting, along with email and support services to our clients.

2020
Rizzetta & Company was designated an approved educational provider of Association Board Member Certification from the Florida Department of Business and Professional Regulation.

2023
The need for more waterways oversight led to adding Aquatic Inspection Services.

2024
Strategic business partnership with FirstService Residential.

2025
South Florida market expansion

2026
Rizzetta & Company celebrates its 40th anniversary.

BY THE

NUMBERS

40 YEARS OF EXPERIENCE EST. 1986

150+ ASSOCIATION SERVICES CLIENTS

55 ASSOCIATION SERVICES TEAM MEMBERS

25+ AMENITY SERVICES CLIENTS

100 AMENITY SERVICES TEAM MEMBERS

120+ DISTRICT SERVICES CLIENTS

50 DISTRICT SERVICES TEAM MEMBERS

OUR CORE

VALUES



WE BUILD MEMORABLE

EXPERIENCES

Established in 2008, the Amenity Services division has quickly grown to over 150 full-time and part-time employees and is currently managing over twenty-five amenity facilities throughout Florida.

We provide a wide range of services for facilities in Community Development Districts and Community Associations that are cost-effective and can be customized to meet our client's needs. We are driven by creating experiences that deliver results for your community and exceed what residents expect.

Our Resort-Living Lifestyle concept is about creating memorable experiences by providing innovative programs, and events for residents of all ages. The recreational activities are carefully tailored to each community to maximize engagement and enjoyment.

MISSION STATEMENT

Others manage contracts, we manage relationships.





FIRST-CLASS SERVICE

Managing Relationships

Rizzetta & Company Amenity Services focuses on relationship management, not just contracts. While working on behalf of our boards to implement and oversee policies, enhancements, and enforcement, we understand resident expectations and work to manage and exceed what residents expect.

Training and Certification

While we know we have the best trained managers in the business, we can prove it. All managers undergo a thorough two-week training process beginning in a regional office with a division manager. Dedicated training managers oversee the new leader's progression with multiple progress testing throughout advancement in multiple training stages. Once training has completed, a final certification test is administered by division leadership and must be passed before the candidate can be allowed to move into a Clubhouse Managers role.

Metrics

While other companies may state they know what is happening property level, none can back that up. We can. Whether finances, property conditions, or division leadership presence on site, we measure everything and make it available to our boards.

Accountability

In 2022 we implemented a grueling 160-point based inspection to critique our managers' performance. This inspection sets the standards for our managers against which they are consistently critiqued. All aspects of their responsibilities are measured: conditions of facilities, fiscal management and file retention, human resource policies, procedures, and compliance, and even communication with their respective board members.

Divisional Leadership Support

Our team of division leaders have one responsibility: support our managers. All communities are visited and inspected multiple times each month by one of our upper-level team leaders. This not only ensures we are consistently involved with our communities, but that our leaders have the support they need. These visits are tracked and benchmarked, with inspection documentation retained

Engagement

While we know our managers are available for our board members, so is their leadership team. As a standard for division leadership, we are actively in communication with each board to ensure that we remain available to them. Each month, leadership engages different board members in our communities and invites them to meet for one-on-one discussions about their expectations and how our team is performing. You always have our attention.

Backed by Experience

Rizzetta & Company Amenity Services division leadership has over 50 years of combined customer service experience, with the majority of that in hospitality. Our division leadership team knows what it takes to be successful in a community. The division itself is supported by the Rizzetta name. Bill Rizzetta was part of the team that created Florida's first Community Development District. With over 40 years of experience, Rizzetta is the best in the business. From accounting to vendor management, Amenity Services manages all relationships knowing we have the best experience, knowledge, support, and expertise Rizzetta has to offer.





SCOPE OF SERVICE

Rizzetta & Company, is providing a proposal for professional Amenity Management Services for the Lake Padgett Estates ISD. These services are listed by the following categories:

- Management
- Personnel
- Responsibilities
- Additional services
- Litigation support services

General Management & Oversight:

- Provide the services of a Maintenance Supervisor and Maintenance Technician.
- Manage all aspects of on-site staff: recruiting, hiring, training, oversight, and evaluation.
- Perform 160-point based inspection of the Maintenance Supervisor and Maintenance Technician's performances.
- Work closely with the board of supervisors to remediate any complaints.
- Provide prompt responses to the board of supervisors' questions and concerns.

On-site Personnel

Each team member individually contributes to the success of Rizzetta & Company by applying their skills and talents in conjunction with our communities needs. Our team represents themselves and our company in a professional manner which is really what sets us apart from the others. We carefully screen and select each employee by performing a criminal background check, which scans local, county, state, and federal databases for their present and previous residences spanning the prior seven years. Sex offender, fraud, and abuse registries are then searched, and verifications are made that there are no current wants or warrants for the individual. Civil records are searched with prior employment rigorously verified. Lastly, all Rizzetta & Company personnel must pass a 5-panel drug screening before being offered a position with our Company.

PERSONNEL PROFILE

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

Maintenance Supervisor

The company will provide the services of a Maintenance Supervisor that will be on property a minimum of 40 hours per week and will perform the following duties:

- Responsible for day-to-day operations, adhering to District budget, and assist the District Manager in managing vendor contracts relating to the clubhouse and community assets, development of standard operation policies and procedures.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the District.
- Inspect District common areas and report any problems to the District Manager.
- Display flexibility in handling after-hours emergency calls.
- Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
- Picnic Areas and Parks: Empty waste receptacles and pick up debris.
- Main Entrance: pick up debris.
- Tennis, Basketball, and Play Courts: Pick up any litter and empty waste receptacles.
- Replace light bulbs.
- Control cobwebs around the Clubhouse.
- Check conditions of roads, sidewalks, and curbs. Report any issues to District Manager.
- Parking Lot: Pick up litter, blow off debris.
- Cleaning the outdoor furniture.
- Touch up paint interior and exterior.
- Check playground equipment, empty receptacles, and pick up debris.
- Perform minor repairs to entrance/exit gates.
- Check and assess street signs, monuments, and informational signs. Report any issues to District Manager.
- Perform minor repairs to equipment and facilities as needed.
- Process and manage work orders and update District Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by District Manager.

Maintenance Technician

The company will provide the services of a full-time Maintenance Technician that will be on property a minimum of 40 hours per week and will perform the following duties.

- Assist Maintenance Supervisor in day-to-day operations.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the District.
- Inspect District common areas and report any problems to the Maintenance Supervisor.
- Prepare any incident or accident reports and forward to the Maintenance Supervisor and District Manager.
- Display flexibility in handling after-hours emergency calls.
- Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
- Picnic Areas and Parks: Empty waste receptacles and pick up debris
- Main Entrance: pick up debris
- Tennis, Basketball, and Play Courts: Pick up any litter and empty waste receptacles.
- Replace light bulbs.
- Control cobwebs around the Clubhouse.
- Check conditions of roads, sidewalks, and curbs. Report any issues to Maintenance Supervisor.
- Parking Lot: Pick up litter, blow of debris.
- Cleaning the outdoor furniture.
- Touch up paint interior and exterior.
- Check playground equipment, empty receptacles, and pick up debris.
- Perform minor repairs to entrance/exit gates.
- Check and assess street signs, monuments, and informational signs. Report any issues to Maintenance Supervisor.
- Perform minor repairs to equipment and facilities as needed.
- Process and manage work orders and update Maintenance Supervisor with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - » Full knowledge/awareness of all rules, regulations, or policies of the District.
  - » Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - » The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
  - » Meet and greet residents and guests.
  - » Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - » Provide the best possible customer service to maintain a safe and comfortable environment.



PROPOSED PRICING

Description of Services Provided		
Amenity Management Services Services will be billed bi-weekly, payable in advance of each bi-week pursuant to a one-year contract. **PERSONNEL** ***Maintenance Supervisor*** Full-Time Personnel – 40 hours/week ***Maintenance Technician*** Full-Time Personnel – 40 hours/week		
Budgeted On-site Personnel		$ 193,879
General Management and Oversight		$ 12,000
	Total Annual Cost	**$ 205,879**

Benefits

We offer a comprehensive benefits package designed to support our team members both professionally and personally. Our benefits include:

- 13 company-observed holidays annually
- Accrual-based Paid Time Off (PTO), with new hires starting with 3 weeks (120 hours) of PTO
- Annual Employee Appreciation Day
- Short-Term and Long-Term Disability, 100% paid by the company
- A company paid Life Insurance benefit
- Additional Life Insurance Coverage should an employee want to “buy up”
- FSA Plans
- Dental and Vision Insurance, single coverage for Vision is 100% employer-paid
- Multiple Heath Insurance packages available

IMMEDIATE SUPPORT FOR LAKE PADGETT ESTATES ISD

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service.



Scarlett Spongberg

Scarlett Spongberg is the Amenity Service Manager at Rizzetta & Company and oversees the day-to-day operations, programming, and curated guest experiences to maximize satisfaction.

Before this role, she was our Amenity Service Coordinator and supported key operational functions, including project documentation, onboarding, policy development, and audit preparation. Her ability to streamline processes and strengthen team communication has made her a trusted partner across departments

Scarlett's leadership journey reflects her rapid growth within Rizzetta & Company, advancing from Clubhouse Attendant to Assistant Manager, Clubhouse Manager to Amenity Service Coordinator, and ultimately into her current role. Her commitment to exceptional service began during her time at Walt Disney World, where she developed the guest service, communication, and problem-solving skills that continue to guide her leadership style today.

Scarlett brings a people-first approach to every role, ensuring that residents, visitors, and team members receive high-quality support and attention. She holds a Bachelor of Science in Public Health from the University of South Florida. She is passionate about elevating community experiences, empowering teams, and fostering environments where both staff and residents thrive.

EXTENDED SUPPORT FOR THE LAKE PADGETT ESTATES ISD

TEAM MEMBERS



Lucianno Mastrionni

Lucianno Mastrionni serves as Vice President of Business Operations for Rizzetta & Company. In this role, he oversees and supports all operational functions of the organization, including HOA and CDD Operations and Accounting; Community Services Operations encompassing Amenity Management and Community Asset Management; Human Resources; Information Technology; and Marketing. Lucianno is responsible for driving client success and retention and plays a key role in the company's strategic planning, organizational development, operational leadership, talent expansion and retention, and overall growth initiatives.

Prior to joining Rizzetta & Company, Lucianno held senior leadership roles in general management and asset management within the hospitality industry, working with globally recognized hotel brands such as Hilton, Marriott, Hyatt, and IHG. He also spent more than a decade with The Walt Disney Company, where he served in guest services operations management. Most recently, Lucianno worked in hotel development and management, overseeing new hotel construction projects and leading task force general management assignments to stabilize and recover distressed properties for major hotel ownership groups worldwide.

Lucianno holds a Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Airline Transport Pilot (ATP) license, along with multiple additional ratings and certifications.



Taylor Nielsen

Taylor Nielsen serves as Manager of Business Development for Rizzetta & Company, responsible for developing and executing strategic initiatives aimed at growth and expansion. Before taking on this role, Taylor served as a District Manager for accounts in Hillsborough, Manatee, and Pasco Counties.

Before joining the team at Rizzetta& Company, Taylor came from a background of Operations and Brand Management, with over 7 years of experience. During this time, Taylor worked in the tourism hotspot of Orlando, FL, where he was part of the top-level management overseeing the largest rental car operation in the world, generating over $100 million in annual revenue.

Taylor earned a B.A. from the University of Central Florida and is a licensed Community Association Manager as well as a licensed Real Estate Sales Associate in Florida.

PERSONNEL LIFESTYLE & SOCIAL EVENTS

CALENDAR

Health & Wellness

- Healthy Eating Workshop
- Group Fitness Class
- Yoga at Sunrise
- Full Body Workout
- Bootcamp Training
- Run Club Meet Up

Music & Arts

- Live Music Entertainment
- Move Your Body Dance Camp
- Exploring Colors Art Class
- Paint & Sip Events



Holiday Activities

- Love is in the Air Bash
- Easter Egg Hunt
- Red, White & BBQ
- Annual Fall Fest
- Halloween Spooktakular Carnival
- Holiday Celebration

Monthly Events

- Food Truck Rally
- Trivia Night
- Bingo Fever
- Movies on the Lawn
- Themed Social Mixers

LIFESTYLE & SOCIAL COMMUNITY

EXPERIENCE



KIDS VALENTINE'S BASH



PAINT & SIP



PUMPING PAINTING & MOVIES



CAMP OUT EVENT



DOWNTON ABBEY MIXER



HOLIDAY CELEBRATION



LIVE FROM LAS VEGAS



RED, WHITE & BBQ

CLIENT

REFERENCES

Bexley
HOA Management and On-Site Amenity Staffing
Mathias Piercy, Board President
E: mathiaspiercy@gmail.com

Encore at FishHawk Ranch
HOA Management and On-Site Amenity Staffing
Dean Jennings, Board President
E: hoa-president@encorefhr.com

Triple Creek CDD
CDD Management and On-Site Amenity Staffing
Marc Carlton, Board Chairman
E: MCarlton@triplecreekcdd.com



OUR COMMITMENT TO

THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute

GIVING BACK TO THE

COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

Rizzetta & Company

Professionals in Community Management

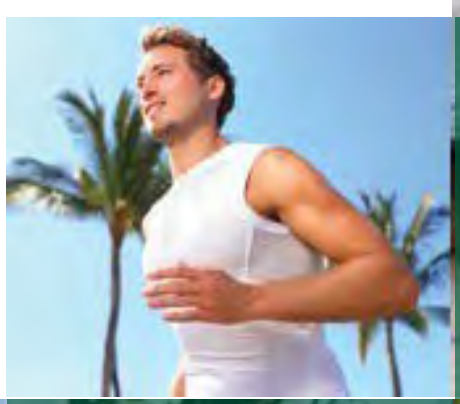
40 Anniversary 1986 - 2026

WE BUILD

PARTNERSHIPS

THAT LAST















REGIONAL OFFICE

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Tampa, FL 33614

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Celebrating 40 Years of Shaping Communities | 1.888.208.5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 8

Dear Members of the ISD Board, Rizetta, and District Counsel,

I am writing to ask the Board and District Counsel to consider allowing me to enter into a separate, non-exclusive agreement with the ISD for the use of two stalls at the Lake Padgett Estates stables. I have reviewed the existing lease between the ISD and the Lake Padgett Estates Riding Club, and the lease specifically provides that LPERC's occupancy and use of the stable facilities and pastures is **non-exclusive**.

Rather than forming another riding club unnecessarily, I would like to ask District Counsel whether the ISD could enter into a separate agreement directly with me as a District resident for two stalls and non-exclusive use of the common equestrian facilities.

My proposal would be very simple. I would be willing to pay the ISD the same $200 monthly contribution currently provided under the LPERC agreement, despite limiting my agreement to only two stalls. I would also agree to substantially mirror the applicable terms, responsibilities, insurance requirements, indemnification provisions and maintenance obligations contained in the existing agreement, as determined appropriate by District Counsel. Most importantly, I would agree that all ISD rules and regulations governing the property would apply to me and my horses at all times.

I want to be transparent about why I am making this request. I currently serve as Vice President of LPERC, and unfortunately there has been significant conflict within the organization regarding compliance with and enforcement of ISD rules. When I have attempted to raise or enforce those requirements in my capacity as a Board member, the situation has at times become unnecessarily contentious and, from my perspective, has resulted in bullying and harassment. I do not want to perpetuate that conflict, nor am I asking the ISD to become involved in the internal disagreements of LPERC or to take sides.

Instead, I am proposing what I believe could be a peaceful and practical solution. I would like to step away from that governance conflict while continuing to keep my two horses at the District's equestrian facility and taking direct responsibility for ensuring that my horses, my use of the property, and anyone associated with me comply with ISD requirements.

This proposal would not interfere with or replace LPERC's existing lease. LPERC could continue operating under its agreement. My agreement would likewise be non-exclusive and limited to two stalls, with shared use of the common equestrian facilities subject to the ISD's rules and any reasonable conditions established by the District.

There would also be a direct financial benefit to the ISD. The existing agreement provides for a $200 monthly contribution for use and maintenance of the facilities. I am willing to separately contribute the same $200 per month for only two stalls, providing the District with an additional $2,400 per year toward the equestrian facilities.

I believe this arrangement could benefit everyone involved. It would create clear separation between LPERC's internal governance and my responsibilities, reduce the potential for continued interpersonal conflict, provide additional revenue to the District, and give the ISD a direct contractual relationship with me through which I would be accountable for compliance with District requirements.

I am not requesting exclusive use of any pasture, arena, riding area, barn or other common facility. I am simply requesting two designated stalls and reasonable non-exclusive access to the common equestrian facilities consistent with the existing use of the property and ISD rules.

If the Board is receptive to the concept, I would appreciate District Counsel reviewing the existing lease and advising whether the appropriate structure would be a separate lease, license, use agreement, or similar arrangement directly between the District and me. I am completely open to whichever structure Counsel believes is most appropriate.

My goal is not to create additional conflict. It is actually the opposite. I would like a clear arrangement under which I can enjoy my horses, comply with the ISD's requirements, contribute financially toward the facility, and remove myself from the ongoing disputes over LPERC governance and rule enforcement.

Thank you for considering my request. I would be happy to discuss it at an upcoming Board meeting and answer any questions the Board or District Counsel may have.

Sincerely,

Sol Nicoletti

22215 River Rock Drive Land o Lakes 34639

To All:

As LPEISD District Counsel I have ABSOLUTELY no authority to grant Sol Nicoletti's request. This is a matter for the Board of Supervisors of LPEISD to consider and should be placed on the October Board agenda.

By way of background, the Board in years past did not want to "micro-manage" the stables and deal with multiple individual rental agreements with LPE residents who wanted to board their horses at the stables. It is my understanding that this is why the LPERC was formed and why the lease is with them.

The reason the lease is "non-exclusive" is because the stables park is also utilized by other entities such as the LPE Civic Association.

Tim Hayes, Attorney at Law
Law Offices of Timothy G. Hayes, P.A.
13336 Lake George Lane
Tampa, Florida 33618
Telephone: 813-482-4263

Tab 9

Lake Padgett Estates ISD
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District's assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: Clubhouse & District Staff perform regular inspections and report any items that need to be addressed.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District