

## Board of Supervisors' Meeting February 1, 2024

District Office: 2700 S. Falkenburg Road, Suite 2745 Riverview, FL 33578

www.eaglepointecdd.org

### **EAGLE POINTE** COMMUNITY DEVELOPMENT DISTRICT AGENDA

**Board of Supervisors** Candice Bain Chairman

> William Hathaway Vice Chairman Assistant

Cathy Corelli Chianese Secretary Assistant

Paul Martin

Secretary Assistant John Leinaweaver Secretary Assistant

**District Manager** Matt O'Nolan Rizzetta & Company, Inc.

**District Counsel** Jere Earlywine Kutak Rock Law Group

**District Engineer** Trent Stephenson LevelUp Consulting

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

### EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE • 2700 S. FALKENBURG ROAD, SUITE 2700 • RIVERVIEW, FLORIDA 33578

www.EaglePointeCDD.org

**Board of Supervisors Eagle Pointe Community Development District** 

1/29/2024

#### **REVISED AGENDA**

#### **Dear Board Members:**

The regular meeting of the Board of Supervisors of Eagle Pointe Community Development District will be held on Thursday, February 1, 2023 at 8:30 a.m. at the Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, FL 34219. The following is the tentative agenda for this meeting:

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3.	STA	FF REPORT
	A.	Clubhouse Manager ReportTab 1
	B.	Landscape Inspection ReportTab 2
	C.	District Counsel
		Discussion of Parking Enforcement
		a. Consideration of Resolution 2024-03 Authorizing Traffic
		Enforcement AgreementTab 3
	D.	District Engineer
	E.	District Manager
		Presentation of District Manager ReportTab 4
		2. Presentation of Financial StatementTab 5
4.	BUS	SINESS ADMINISTRATION
	A.	Consideration of the Minutes of the Board of Supervisors'
		Meeting held on November 2, 2023Tab 6
	B.	Ratification of the Operations and Maintenance Expenditures
		for October, November, and December 2023Tab 7
5	BUSI	NESS ITEMS
	A.	Consideration of Board Member ResumesTab 8
	B.	Consideration of Landscape Inspection Services AddendumTab 9
	C.	Consideration of Fire Safety ServicesTab 10
	D.	Presentation of 4 <sup>th</sup> Quarter Website AuditTab 11
	E.	Presentation of Permit Transfer CompletionTab 12
6.		ERVISOR REQUESTS
7.	ADJ	OURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Very truly yours,

Matt O'Nolan

Matt O'Nolan, District Manager

## Tab 1

## Isles of Bayview Eagle Pointe CDD

### COMMUNITY DEVELOPMENT DISTRICT

11450 Moonsail Dr Parrish Florida 34218 Phone 813-304-3616 jmccallister@rizzetta.com

Clubhouse Manager's Report

**Operations and Maintenance Report** 

### **Amenity Center**

- Acquired event rental rules and regs
- Access card process in place
- Grand Opening Party a success
- TV remotes, 5 total TV remotes and 1 remote for the surround sound system
- WIFI password acquired
- Extra Key fobs in event room men's restroom closet, these are for the current and future residents
- The bank key in the Kolter box opens all closet and utility doors.
- Computer set up by Ken, printer set up on computer, login password created
- Joe's Rizzetta email and new clubhouse email all set up in Outlook for Joe
- Brown stains along water line in pool cleaned
- All lights working in game room and patio area
- Jan Pro pressure washing completed
- Juniper Landscaping completed
- Jeff at Action Security have restricted Resident access to the Amenity Center Room
- Tier 1 Pest Control is now on a monthly service plan
- Cornerstone resurfaced ceiling in the middle entrance is completed and repainting
- Cornerstone repaired the concrete associated with the Dog park
- Cornerstone repaired the women's bathroom toilet issue awaiting specialty tile to come in
- Onsight replacing 4 Placards that have fallen due to Humidity throughout Eagle Pointe
- Cornerstone along with All Phase Doors came out to adjust front main door
- Action Security came out to assess the front main door and will be removing the inside sensor
- Purchased Blower, Trash Grabber, 4 Rugs, Step Ladder, First Aid Kit, Hose Nozzle, Mini Dolly and Hose Storage Cart
- Canopies are now installed.
- The enclosed room is now accessible for residents daily from 9 am to 5 pm.
- Mailboxes are now moved back to original location temporarily until roof is completed
- AC within the Amenity center was repaired under warranty 7.28.2023
- Amenity Center Pool Area is now open from 6:30 am to 8:30 pm
- Pool lights and hand railings were tightening
- Juniper fixed the irrigation system
- Tile flooring throughout is slated to be installed in the coming weeks

- Purchased 32-gallon (2) trash cans for pool restroom
- Mobile Cell Phone now activated as Eagle Pointe contact device
- AC once again was repaired 9.27.2023
- Purchased and installed six 3X10 rugs to combat the slippery floors until the new tile gets installed
- Amenity Center is now using Square for all future rental purchase etc
- Purchased Water Boiler for Amenity Center
- Annual Pressure Washing accomplished
- Annual Plant maintenance and Mulch installed
- Proposal submitted for River Rock installed in the pool areas
- Playground mulch cleared out of the water drainage
- Purchased a USA Flag

### **Events/Activities**

- 4/4 Grand opening accomplished
- Easter event scheduled 4/2 at Eagle Pointe accomplished
- 7/4 Popsicles were provided for the residents for the 4<sup>th</sup> of July Celebration
- 7/15 Re-GrandnOpening accomplished
- Eagle Pointe is now on Allaboutfoodtrucks
- 10/31 Halloween Trick or Treat @ the Amenity Center
- 12/9 Breakfast With Santa scheduled

### **Activity Resident Requests**

- Gym, Pickle Ball/Tennis and Basketball Courts
- Golf simulator
- Playground area space for Toddlers
- More pool furniture
- Playground shader
- Speed bumps
- Pond fountains
- Bug problems
- Community Landscaping has issues
- Stronger Wi-Fi
- Pool Interior Outdoor Speakers
- Alligators at the pond, requesting a fence around the playground
- Complaints about slippery epoxy on the pool deck floors etc.
- Clocks for the Pool/Lounge area
- Bulletin Board

- Pool Rail Covers
- Amenity Space for a Book Club
  I received an array of feedback regarding ideas for future events

### Tab 2

## Eagle Pointe

# LANDSCAPE INSPECTION REPORT



January 19th, 2024
Rizzetta & Company
John Fowler – Landscape Specialist



### Summary, Barrier Coast Tr.

### **General Updates, Recent & Upcoming Maintenance Events**

- ☐ What is the fertilizer schedule for January through May?
- ☐ Need to remove tree staking systems throughout the district.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Bold & Underlined is info or a question for the BOS. Orange is items for Staff to address.

- Schedule a pruning event for the Crepe
   Myrtles that are growing up in the eves on the
   South end of the amenity center. All Crepe
   Myrtles should be schedule for 'pencil
   pruning' mid-February.
- Remove all stakes on palms and trees around the amenity center including inside the pool area.
- 3. Diagnose and treat the Lilies on the sidewalk heading to the playground. Remove dead or declining material. (Pic. 3)



4. Two new palms have been replaced from previous inspections. One in front of the amenity center and one behind the playground. However, it appears there may be another one dead behind the playground. Juniper informed me this may still pop out and will recheck next inspection.

- 5. Dead Tabebuia was removed behind the pool at the amenity center. Need a replacement tree or sod. Refer to proposal page.
- 6. Scout around the amenity center and pool area and remove dead fronds in the Coontie.
- 7. Need to remove or reinstall the staking systems for the Pine trees at the lift station. There are a few just dangling.
- 8. There are several bare areas in the beds in front and North side of the amenity center where shrubs were removed that were not performing. I am asking Juniper to provide proposals with plant material that will thrive in these areas.
- 9. Diagnose and treat the Bird of Paradise on the South entrance into amenity center. (Pic. 9)





### **Amenity Center**

- 10. Remove dead in the Podocarpus around the lift station.
- 11. Remove a hanging palm frond in Sable Palm near the entrance into the pool area.
- 12. Diagnose and treat declining Crinum Lilies in front of the mailbox kiosk at the amenity center. Remove dead or diseased material.
- 13. Scout and treat ant mounds around the amenity center and pool area.
- 14. Treat broadleaf turf weeds between the sidewalk and road on CDD areas on Moonsail Dr.
- 15. Remove staking systems off the Sable Palms on Moonsail Dr. at the Barrier Coast Tr. Intersection.
- 16. Noting the Allamanda and 'Nora Grant' Ixora have lost some leaves and look in possible decline at the Moonsail Dr. and Barrier Coast Tr. Intersection. They are healthy and this is normal for this time of year. Will need a rejuvenation pruning in March/April.
- 17. It appears the area under the electric meter on the North ROW of Barrier Coast Tr. was not weedeated last service. Please ensure this is maintained.
- 18. Remove all straps and stakes on palms and trees on Barrier Coast Tr. This needs to be proposed and completed.
- 19. Diagnose and treat the Blue Daze on Barrier Coast Tr. What can be done to make this species thrive?
- 20. This is the current status of the Christmas palm behind the monument on Barrier Coast Tr. median at the Carter Rd. intersection. It started off as a triple and now is a double. Will this be okay? (Pic. 20>)

- 21. Diagnose and treat a declining Oak tree just South of the aluminum fence on Carter Rd. ROW.
- 22. Diagnose and treat declining Viburnum on the backside of Carter Rd. wall just North of the aluminum fence. There appears to be a few gaps that need to be filled.
- 23. Several Pine tree staking systems are not properly installed. Need to remove or rebrace them.
- 24. It appears there are several Wax Myrtle that will not make it on Carter Rd. North of the aluminum fence due to irrigation being down during the drought. Refer to the proposal page for consideration of replacement.
- 25. Turf on Carter Rd. North of Breaker Ln. will need to have a couple areas replaced that did not come back from when the irrigation was down during the drought.
- 26. Treat broadleaf turf weeds on the berm of Carter Rd. ROW.
- 27. Scout and treat several ant mounds in the turf and beds on Carter Rd. ROW.
- 28. Diagnose and treat Crinum Lilies at the Breakers Ln. and Carter Rd. intersection.





### **Amenity Center**

- 29. Diagnose and treat declining Podocarpus on both ROWs on Breakers Ln. Will need a proposal to replace any missing but wait until construction is completed in the area.
- 30. The Northeast side of Breakers Ln is being damaged by construction trucks turning. Not sure we want to repair this until construction is complete. These two items will stay on the report until construction is completed.
- 31. Diagnose and treat one Holly Tree on the South intersection of Breaker Ln. and Carter Rd. and two on the Northside.
- 32. Need to treat and clean up the area in the rip rap rock in front of the walk bridge on Carter Rd. (Pic. 32)



- 33. Repair a couple ruts in the Carter Rd. ROW between the road and sidewalk North of the walk path bridge. (Pic. 33>)
- 34. Swales are being mowed on either side of Moonsail in the new construction area. Do need to remove trash when it is to wet to mow.





### **Proposals**

- Juniper to provide a proposal to remove staking systems on any trees on CDD property that have been there more than a year.
- 2. Juniper to provide a proposal to fill in bare areas in front of the amenity center for the plants removed that were no longer thriving.
- 3. Juniper to provide a proposal to replace the Magnolia tree behind the pool where there is currently an empty tree ring bed.
- Juniper to provide a proposal to remove and replace any dead Wax Myrtles on Carter Rd. ROW.
- Juniper to provide a proposal to replace damaged turf on Carter Rd. North of Breakers Ln.



### Tab 3

#### **RESOLUTION NO. 2024-03**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING EXECUTION OF A TRAFFIC ENFORCEMENT AGREEMENT WITH MANATEE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eagle Pointe Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, located wholly within Manatee County, Florida; and

**WHEREAS,** the District owns, controls, and maintains certain public roads within the District's boundaries; and

**WHEREAS**, Section 316.006 (3)(b), Florida Statutes, provides that the County may exercise jurisdiction over "roads owned or controlled by a special district" by an agreement; and

WHEREAS, the District wishes to specifically grant to the County and the Manatee County Sheriff's Office ("MCSO") the power and authority to enforce traffic control over certain roads within the District; and

WHEREAS, the Board of Supervisors of the District (the "Board"), having been duly elected by the landowners within the District, desires to authorize execution of a traffic enforcement agreement, the form of which is attached hereto as Exhibit A (the "Traffic Enforcement Agreement").

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

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby finds that execution of the Traffic Enforcement Agreement in substantially the form attached hereto is in the best interests of the District and its landowners and residents, and hereby authorizes and directs the Chairman and District staff to act on behalf of the District with regard to all matters related to the finalization and execution of the Traffic Enforcement Agreement.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of February, 2024.

ATTEST:	EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT			
Secretary/Assistant Secretary	Chairman/Vice Chairman, Board of			
Exhibit A: Traffic Enforcement Agreement	Supervisors			

### Exhibit A Traffic Enforcement Agreement

### Tab 4



#### **UPCOMING DATES TO REMEMBER**

• Next Meeting: April 4

• FY 2020-2021 Audit Completion Deadline: Completed

• Next Election: November 2024

• Quarterly Website Compliance Audit: Completed, 100% in compliance

District Manager's Report February 1

2024

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FINANCIAL SUMMARY	<u>12/31/202</u> 3
General Fund Cash & Investment Balance:	\$379,591
Reserve Fund Cash, Capital Projects Fund & Investment Balance:	\$107
Debt Service Fund Investment Balance:	\$575,045
Total Cash and Investment Balances:	\$954,743

General Fund Expense Variance: \$24,414 Over budget

## Tab 5



## Financial Statements (Unaudited)

**December 31, 2023** 

Prepared by: Rizzetta & Company, Inc.

eaglepointecdd.org

Balance Sheet As of 12/31/2023 (In Whole Numbers)

General Fund	Debt Service Fund	Capital Project Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
379,591	0	0	379,591	0	0
0	575,045	107	575,152	0	0
155,402	124,514	0	279,916	0	0
0	0	0	0	7,702,610	0
0	0	0	0	0	699,559
0	0	0	0	0	6,860,441
534,993	699,559	107	1,234,659	7,702,610	7,560,000
20,926	0	0	20,926	0	0
1,100	0	0	1,100	0	0
39	0	0	39	0	0
0	0	0	0	0	7,560,000
200	0	0	200	0	0
22,265	0	0	22,265	0	7,560,000
102,933	397,742	5,702	506,377	0	0
0	0	0	0	7,702,610	0
409,795	301,817	(5,595)	706,016	0	0
512,728	699,559	107	1,212,393	7,702,610	0
534,993	699,559	107	1,234,659	7,702,610	7,560,000
	379,591 0 155,402 0 0 0 534,993 20,926 1,100 39 0 200 22,265 102,933 0 409,795 512,728	379,591       0         0       575,045         155,402       124,514         0       0         0       0         0       0         0       0         534,993       699,559            20,926       0         1,100       0         39       0         0       0         200       0         22,265       0         102,933       397,742         0       0         409,795       301,817         512,728       699,559	379,591       0       0         0       575,045       107         155,402       124,514       0         0       0       0         0       0       0         0       0       0         0       0       0         534,993       699,559       107             20,926       0       0         1,100       0       0         39       0       0         0       0       0         200       0       0         220       0       0         22,265       0       0         0       0       0         409,795       301,817       (5,595)         512,728       699,559       107	379,591       0       0       379,591         0       575,045       107       575,152         155,402       124,514       0       279,916         0       0       0       0         0       0       0       0         0       0       0       0         0       0       0       0         534,993       699,559       107       1,234,659            20,926       0       0       20,926         1,100       0       0       1,100         39       0       0       39         0       0       0       0         200       0       0       200         22,265       0       0       22,265         102,933       397,742       5,702       506,377         0       0       0       0       0         409,795       301,817       (5,595)       706,016         512,728       699,559       107       1,212,393	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

### Statement of Revenues and Expenditures

As of 12/31/2023 (In Whole Numbers)

	(In Whole Number	rs)		
	Year Ending	Through	Year To D	ate
	09/30/2024	12/31/2023	12/31/202	23
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Off Roll	56,825	56,825	58,403	(1,578)
Tax Roll	568,244	568,244	570,115	(1,871)
Total Revenues	625,069	625,069	628,518	(3,449)
Expenditures				
Legislative				
Supervisor Fees	3,800	950	800	150
Total Legislative	3,800	950	800	150
Financial & Administrative				
Accounting Services	20,049	5,012	5,012	0
Administrative Services	5,012	1,253	1,253	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,100	0	0	0
Disclosure Report	5,000	0	0	0
District Engineer	8,000	2,000	0	2,000
District Management	22,388	5,597	5,597	0
Dues, Licenses & Fees	1,550	519	175	344
Financial & Revenue Collections	4,010	1,002	1,003	0
Legal Advertising	2,000	500	0	500
Public Officials Liability Insurance	2,794	2,794	2,629	165
Trustees Fees	3,500	3,500	3,438	63
Website Hosting, Maintenance, Backup & E	2,738	685	684	0
Total Financial & Administrative	87,610	28,431	25,360	3,071
Legal Counsel				
District Counsel	15,000	3,750	5,241	(1,490)
Total Legal Counsel	15,000	3,750	5,241	(1,490)
Electric Utility Services				
Utility - Street Lights	35,000	8,750	12,526	(3,777)
Utility Services	40,000	10,000	5,539	4,461
Total Electric Utility Services	75,000	18,750	18,065	684
Water-Sewer Combination Services				
Utility Services	15,000	3,750	2,548	1,202
Total Water-Sewer Combination Services	15,000	3,750	2,548	1,202
Stormwater Control				
Aquatic Maintenance	25,000	6,250	8,800	(2,550)

### Statement of Revenues and Expenditures As of 12/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To D 12/31/202	
_	09/30/2024 Annual Budget	12/31/2023 YTD Budget	YTD Actual	YTD Variance
Fountain Comica Donain & Maintanana	_	750	0	750
Fountain Service Repair & Maintenance Midge Fly Treatments	3,000 30,000			6,410
•	·	7,500	1,090 5,015	•
Wetland Monitoring & Maintenance	17,940	4,485		(530)
Total Stormwater Control	75,940	18,985	14,905	4,080
Other Physical Environment				
General Liability Insurance	3,416	3,416	3,214	202
Holiday Decorations	10,000	2,500	5,754	(3,254)
Irrigation Maintenance & Repair	10,000	2,500	5,101	(2,601)
Landscape Inspection Services	8,400	2,100	2,100	0
Landscape Maintenance	91,356	22,839	56,599	(33,761)
Ornamental Lighting & Maintenance	1,000	250	1,000	(750)
Property Insurance	38,727	38,727	36,177	2,550
Total Other Physical Environment	162,899	72,332	109,946	(37,614)
Parks & Recreation				
Access Control Maintenance & Repair	5,000	1,250	390	860
Clubhouse Facility Janitorial Supplies	5,000	1,250	306	945
Clubhouse Janitorial Services	22,000	5,500	4,869	631
Computer Support, Maintenance & Repair	1,500	375	79	296
Employee - Mileage Reimbursement	350	88	382	(294)
Landscape & Irrigation Maintenance	39,600	9,900	0	9,900
Maintenance & Repairs	15,000	3,750	9,345	(5,595)
Management Contract	46,295	11,574	11,591	(17)
Office Supplies	5,000	1,250	449	800
Pest Control	2,500	625	398	227
Pest Control & Termite Bond	750	187	0	188
Playground Equipment & Maintenance	3,500	875	0	875
Pool Furniture Replacement	5,000	1,250	0	1,250
Pool Permits	375	0	0	0
Pool Repair & Maintenance	2,000	500	0	500
Pool Service Contract	13,200	3,300	3,300	0
Security & Fire Monitoring Services	750	188	0	188
Security System	6,000	1,500	0	1,500
Telephone, Internet, Cable	2,500	625	340	285
Total Parks & Recreation	176,320	43,986	31,448	12,538
Special Events				
Special Events	8,000	2,000	3,319	(1,319)
Total Special Events	8,000	2,000	3,319	(1,319)
Contingency				
Miscellaneous Contingency	2,000	500	7,091	(6,591)
Reserve Study	3,500	875	0	875

See Notes to Unaudited Financial Statements

Statement of Revenues and Expenditures
As of 12/31/2023

### (In Whole Numbers)

	8		Year To 1 12/31/20		
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Total Contingency —	5,500	1,375	7,091	(5,716)	
Total Expenditures	625,069	194,309	218,723	(24,414)	
Total Excess of Revenues Over(Under) Expenditures	0	430,760	409,795	20,965	
Fund Balance, Beginning of Period	0	0	102,933	(102,933)	
Total Fund Balance, End of Period	0	430,760	512,728	(81,968)	

Statement of Revenues and Expenditures
As of 12/31/2023

(In Whole Numbers)

	(III Whole I tallies	-~)		
	Year Ending	Through	Year To D	ate
	09/30/2024	12/31/2023	12/31/202	23
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,369	(4,369)
Special Assessments				
Tax Roll	456,026	456,026	457,526	(1,500)
Total Revenues	456,026	456,026	461,895	(5,869)
Expenditures				
Debt Service				
Interest	301,026	301,026	151,494	149,532
Principal	155,000	155,000	0	155,000
Total Debt Service	456,026	456,026	151,494	304,532
Total Expenditures	456,026	456,026	151,494	304,532
Total Excess of Revenues Over(Under) Expen-	0	0	310,401	(310,401)
ditures				(810,101)
Total Other Financing Sources(Uses) Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,584)	8,584
Total Other Financing Sources(Uses)	0	0	(8,584)	8,584
Fund Balance, Beginning of Period	0	0	397,742	(397,742)
Total Fund Balance, End of Period	0	0	699,559	(699,559)

Statement of Revenues and Expenditures
As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To D 12/31/202	
<del>-</del>	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	97	(97)
Total Revenues	0	0	97	(97)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	14,277	(14,276)
Total Other Physical Environment	0	0	14,277	(14,276)
Total Expenditures	0	0	14,277	(14,276)
Total Excess of Revenues Over(Under) Expenditures	0	0	(14,180)	14,180
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,585	(8,585)
Total Other Financing Sources(Uses)	0	0	8,585	(8,585)
Fund Balance, Beginning of Period	0		5,702	(5,702)
Total Fund Balance, End of Period	0	0	107	(107)

### Eagle Pointe CDD Investment Summary December 31, 2023

Account	<u>Investment</u>		Balance as of December 31, 2023	
Regions Series 2020 Revenue Regions Series 2020 Interest Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Government Fund Goldman Sachs Financial Square Government Fund Goldman Sachs Financial Square Government Fund	\$	343,565 321 234	
Regions Series 2020 Reserve	Goldman Sachs Financial Square Government Fund		230,925	
	<b>Total Debt Service Fund Investments</b>	\$	575,045	
Regions Series 2020 Acquisition & Construction Regions Series 2020 Construction Escrow	Goldman Sachs Financial Square Government Fund Goldman Sachs Financial Square Government Fund	\$	73 34	
	<b>Total Capital Projects Fund Investments</b>	\$	107	

### Eagle Pointe Community Development District Summary A/R Ledger From 12/01/2023 to 12/31/2023

	Fund_ID	<b>Fund Name</b>	Customer	Invoice Number	AR Account	Date	Balance Due
206, 2221							
,	206-001	206 General Fund	Del Webb Bayview HOA	AR00001569	11510	12/01/2023	246.67
	206-001	206 General Fund	Manatee County Tax Collector	AR00001272	12110	10/01/2023	155,155.04
Sum for 206, 222 206, 2222	21						155,401.71
	206-200	206 Debt Service Fund S2020	Manatee County Tax Collector	AR00001272	12110	10/01/2023	124,514.29
Sum for 206, 222 Sum for 20 Sum Tota	)6	32020					124,514.29 279,916.00 <b>279,916.00</b>

### Eagle Pointe Community Development District Summary A/P Ledger From 12/1/2023 to 12/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
206, 2221						
•	206 General Fund	12/28/2023	Eco-Logic Services, LLC	3494	Lake & Mitigation Services 12/23	2,350.00
	206 General Fund	12/28/2023	Eco-Logic Services, LLC	3494	Lake & Mitigation Services 12/23	5,950.00
	206 General Fund	12/31/2023	Florida Power & Light Company	09468-99440 12/23 Autopay	11450 Moonsail Dr #AMNTY 12/23	1,827.81
	206 General Fund	12/31/2023	Florida Power & Light Company	77602-89491 12/23 Autopay	11004 Moonsail Dr # Sign 12/23	37.29
	206 General Fund	12/20/2023	Florida Power & Light Company		Street Lights # Isles at Bayvi 12/23	3,550.08
	206 General Fund	11/30/2023	Juniper Landscaping of Florida, LLC	241938	St. Augustine Floratam Sod Replacement 11/23	3,536.89
	206 General Fund	12/31/2023	Juniper Landscaping of Florida, LLC	245819	Fertilization & Insect and Disease Control 12/23	1,150.00
	206 General Fund	12/26/2023	Kutak Rock, LLP	3328434	Legal Services 11/23	1,480.37
	206 General Fund	12/27/2023	Manatee County Utili- ties Department	327091-171006 12/23 ACH	11005 Moonsail Dr. 12/23	98.85
	206 General Fund	12/27/2023	Manatee County Utili- ties Department	327091-179344 12/23 ACH	8420 Breakers Ln. 12/23	250.18
	206 General Fund	12/27/2023	Manatee County Utili- ties Department	327091-179835 12/23 ACH	11450 Moonsail Dr. 12/23	661.64
	206 General Fund	12/31/2023	Peace River Electric Cooperative, Inc.	182570001 12/23 Autopay	11404 Carter Rd 12/23	32.99
Sum for 206, 2221 Sum for 206 Sum Total						20,926.10 20,926.10 <b>20,926.10</b>

### **Construction Account Activity Through December 31, 2023**

Inflows: Debt Proceeds \$ 7,140,004.10

Underwriter Discount 157,100.00

Total Bond Proceeds: 7,297,104.10

Interest Earnings 1,124.09
Transfers from Reserve 10,594.66

Total Inflows: \$ 7,308,822.85

Requisition  Date	Requisition Number	Contractor	Amount	Status as of 12/31/23
07/29/20	COI	Underwriter Discount \$	(157,100.00)	Cleared
07/29/20	COI	Rizzetta & Company, Inc.	(35,000.00)	Cleared
07/29/20	COI	Greenburg Traurig, P.A.	(45,000.00)	Cleared
07/29/20	COI	Squire Patton Boggs LLP	(5,000.00)	Cleared
07/29/20	COI	Gray Robinson, P.A.	(40,000.00)	Cleared
07/29/20	COI	Hopping Green & Sams	(38,500.00)	Cleared
07/29/20	COI	Regions Bank	(5,250.00)	Cleared
08/11/20	COI	Imagemaster	(1,250.00)	Cleared
		Total COI Expenses:	(327,100.00)	
08/13/20	CR 1	RIPA & Associates, LLC	(149,076.84)	Cleared
09/02/20	CR 2	Armorock, LLC	(22,675.00)	Cleared
09/02/20	CR 3	Atlantic TNG, LLC	(46,014.20)	Cleared
09/02/20	CR 4	GeoPoint Surveying, Inc.	(3,600.00)	Cleared
09/02/20	CR 5	RIPA & Associates, LLC	(186,631.53)	Cleared
09/29/20	CR 6	Atlantic TNG, LLC	(16,170.90)	Cleared
09/30/20	CR 7	RIPA & Associates, LLC	(474,604.18)	Cleared
11/11/20	CR 8	Armorock, LLC	(82,014.00)	Cleared
11/11/20	CR 9	Atlantic TNG, LLC	(30,939.60)	Cleared
11/11/20	CR 10	County Materials Corporation	(102,858.04)	Cleared
11/11/20	CR 11	RIPA & Associates, LLC	(567,247.57)	Cleared
11/12/20	CR 12	Creative Sign Designs	(4,922.50)	Cleared
11/25/20	CR 13	Masterpiece Design Group	(29,077.25)	Cleared
12/11/20	CR 14	Atlantic TNG, LLC	(9,672.90)	Cleared
12/11/20	CR 15	Kimes Engineering	(5,100.00)	Cleared
12/11/20	CR 16	RIPA & Associates, LLC	(291,528.84)	Cleared
12/17/20	CR 17	KL Eagle Pointe LLC	(118,191.76)	Cleared
12/15/20	CR 18	Atlantic TNG, LLC	(18,866.05)	Cleared
12/15/20	CR 19	Ferguson Waterworks	(45,219.18)	Cleared
12/15/20	CR 20	Mortensen Engineering, Inc	(15,000.00)	Cleared
12/22/20	CR 21	Atlantic TNG, LLC	(2,758.80)	Cleared
12/22/20	CR 22	Eco-Logic Services	(42,325.00)	Cleared

### **Construction Account Activity Through December 31, 2023**

12/22/20	CR 23	Ferguson Waterworks	(20,750.54)	Cleared
01/12/21	CR 24	Mortensen Engineering, Inc	(3,760.00)	Cleared
01/12/21	CR 25	Ferguson Waterworks	(32,741.04)	Cleared
01/12/21	CR 26	Armorock, LLC	(5,605.00)	Cleared
01/12/21	CR 27	County Materials Corporation	(21,965.78)	Cleared
01/12/21	CR 28	Eco-Logic Services	(47,625.00)	Cleared
01/12/21	CR 29	Ferguson Waterworks	(213,874.65)	Cleared
01/12/21	CR 30	RIPA & Associates, LLC	(313,074.55)	Cleared
02/28/21	CR 31	Cemex, Inc.	(1,308.00)	Cleared
02/28/21	CR 32	CJC Shell, LLC	(146.10)	Cleared
02/28/21	CR 33	Ferguson Waterworks	(74,933.05)	Cleared
02/28/21	CR 34	Marolf Environmental, Inc.	(44,055.56)	Cleared
02/28/21	CR 35	Mortensen Engineering Inc	(6,000.00)	Cleared
02/28/21	CR 36	RIPA & Associates, LLC	(433,973.08)	Cleared
02/28/21	CR 37	Cemex, Inc.	(25,070.00)	Cleared
02/28/21	CR 38	CJC Shell, LLC	(38,086.32)	Cleared
02/28/21	CR 39	Clearview Land Design	(529.80)	Cleared
03/31/21	CR 41	Ferguson Waterworks	(39,201.36)	Cleared
03/31/21	CR 42	Mortensen Engineering Inc	(9,000.00)	Cleared
04/30/21	CR 40	Maschmeyer	(8,225.00)	Cleared
04/30/21	CR 43	RIPA & Associates, LLC	(448,098.26)	Cleared
04/30/21	CR 44	Creative Sign Designs	(1,731.50)	Cleared
04/30/21	CR 45	Ferguson Waterworks	(17,883.80)	Cleared
04/30/21	CR 46	Maschmeyer	(28,333.00)	Cleared
04/30/21	CR 47	Mortensen	(5,000.00)	Cleared
05/31/21	CR 48	Clearview Land Design	(182.08)	Cleared
05/31/21	CR 49	Maschmeyer	(34,551.50)	Cleared
05/31/21	CR 50	Masterpiece Design Group	(29,077.25)	Cleared
05/31/21	CR 51	Signature Privacy Wall	(217,639.50)	Cleared
05/31/21	CR 52	Armorock, LLC	(2,368.00)	Cleared
05/31/21	CR 53	Clearview Land Design	(1,317.50)	Cleared
05/31/21	CR 54	Maschmeyer	(464.00)	Cleared
05/31/21	CR 55	Mortensen Engineering Inc	(5,000.00)	Cleared
05/31/21	CR 56	Clearview Land Design	(637.28)	Cleared
05/31/21	CR 57	Ferguson	(90,453.14)	Cleared
05/31/21	CR 58	Level Up Consulting	(26,623.28)	Cleared
05/31/21	CR 59	Maschmeyer	(28,200.00)	Cleared
05/31/21	CR 60	Bonnett Design Group	(1,371.61)	Cleared
05/31/21	CR 61	Clearview Land Design	(745.70)	Cleared
05/31/21	CR 62	Eco-Logic Services	(1,150.00)	Cleared
05/31/21	CR 63	Mortensen Engineering Inc	(8,295.00)	Cleared
06/30/21	CR 64	RIPA & Associates, LLC	(565,602.96)	Cleared
06/30/21	CR 65	RIPA & Associates, LLC	(163,500.26)	Cleared
06/30/21	CR 66	Maschmeyer	(2,954.00)	Cleared
06/30/21	CR 67	RIPA & Associates, LLC	(199,629.91)	Cleared

### **Construction Account Activity Through December 31, 2023**

06/30/21	CR 68	RIPA & Associates, LLC	(312,233.95)	Cleared
07/31/21	CR 69	Clearview Land Design	(1,806.87)	Cleared
07/31/21	CR 70	Eco-Logic Services	(10,185.00)	Cleared
07/31/21	CR 71	Level Up Consulting	(3,712.00)	Cleared
07/31/21	CR 72	Maschmeyer	(5,485.00)	Cleared
07/31/21	CR 73	Mortensen	(7,447.50)	Cleared
08/31/21	CR 74	Fedco Communications & Utilities	(3,675.00)	Cleared
08/31/21	CR 75	RIPA & Associates, LLC	(135,424.88)	Cleared
08/31/21	CR 76	RIPA & Associates, LLC	(97,918.84)	Cleared
08/31/21	CR 77	Level Up Consulting	(7,160.00)	Cleared
08/31/21	CR 78	SiteOne Landscape Supply, LLC	(7,315.48)	Cleared
08/31/21	CR 79	Everde	(8,377.00)	Cleared
10/31/21	CR 80	Clearview Land Design	(1,064.00)	Cleared
10/31/21	CR 81	Everde	(6,291.00)	Cleared
10/31/21	CR 82	Level Up Consulting	(1,640.00)	Cleared
10/31/21	CR 83	Mortensen Engineering Inc	(4,245.00)	Cleared
10/31/21	CR 84	RIPA & Associates, LLC	(7,315.00)	Cleared
10/31/21	CR 85	SiteOne Landscape Supply, LLC	(3,991.29)	Cleared
10/31/21	CR 86	Creative Sign Design	(3,341.00)	Cleared
10/31/21	CR 87	SiteOne Landscape Supply, LLC	(27,693.09)	Cleared
10/31/21	CR 91	Pulte Home Company	(250,000.00)	Cleared
11/30/21	CR 88	Brightview Landscape Development	(5,940.00)	Cleared
11/30/21	CR 89	Clearview Land Design	(3,500.00)	Cleared
11/30/21	CR 90	Fedco Communications & Utilities	(67,968.32)	Cleared
11/30/21	CR 92	Level Up Consulting	(12,500.00)	Cleared
11/30/21	CR 93	Brightview Landscape Development	(42,840.00)	Cleared
11/30/21	CR 94	Brightview Landscape Development	(14,400.00)	Cleared
11/30/21	CR 95	Eco-Logic Services	(16,050.00)	Cleared
11/30/21	CR 96	RIPA & Associates, LLC	(218,729.59)	Cleared
11/30/21	CR 97	Clearview Land Design	(1,119.66)	Cleared
11/30/21	CR 98	Signature Privacy Wall	(8,580.00)	Cleared
12/31/21	CR 99	Brightview Landscape Development	(21,750.30)	Cleared
12/31/21	CR 100	RIPA & Associates, LLC	(24,806.40)	Cleared
12/31/21	CR 101	RIPA & Associates, LLC	(10,000.00)	Cleared
01/31/22	CR 102	Clearview Land Design	(465.00)	Cleared
01/31/22	CR 103	Eco-Logic Services	(3,695.00)	Cleared
01/31/22	CR 104	Fedco Communications & Utilities	(36,839.50)	Cleared
01/31/22	CR 105	Level Up Consulting	(29,316.30)	Cleared
01/31/22	CR 106	SiteOne Landscape Supply, LLC	(2,450.14)	Cleared
01/24/22	CR 107	Level Up Consulting	(22,532.04)	Cleared
01/24/22	CR 108	Mortensen Engineering Inc	(2,000.00)	Cleared
03/04/22	CR 109	Clearview Land Design	(1,080.00)	Cleared
03/04/22	CR 110	Level Up Consulting	(23,227.10)	Cleared
03/04/22	CR 111	Mortensen Engineering Inc	(6,000.00)	Cleared
11/06/23	CR 112	KL Eagle Pointe LLC	(14,276.30)	Cleared

**Construction Account Activity Through December 31, 2023** 

**Total Requisitions:** (6,981,616.05)

**Total COI and Requisitions:** (7,308,716.05)

**Total Outflows:** (7,308,716.05)

Series 2020 Construction Fund Balance at December 31, 2023 \$ 106.80

### Eagle Pointe Community Development District Notes to Unaudited Financial Statements December 31, 2023

### **Balance Sheet**

- 1. Trust statement activity has been recorded through 12/31/2023.
- 2. See EMMA (Electronic Municipal Market Access) at <a href="http://www.emma.msrb.org">http://www.emma.msrb.org</a> for Municipal Disclosures and Market Data.

### Summary A/R Ledger - Payment Terms

1. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## Tab 6

### MINUTES OF MEETING

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

### **EAGLE POINTE** COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Eagle Pointe Community Development District will be held on Thursday, November 2, 2023 at 8:30 a.m. at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219. The following is the agenda for this meeting:

### Present and constituting a quorum:

Candice Bain	<b>Board Supervisor, Chairman</b>
William Hathaway	<b>Board Supervisor, Vice Chairman</b>
John Leinaweaver	<b>Board Supervisor, Assistant Secretary</b>
Cathy Corelli	<b>Board Supervisor, Assistant Secretary</b>

### Also present were:

Matt O'Nolan District Manager, Rizzetta & Co., Inc. Jere Earlywine **District Counsel; Kutak Rock** 

Joe McCallister Clubhouse Manager, Rizzetta & Company, Inc.

### FIRST ORDER OF BUSINESS

**CALL TO ORDER** 

Mr. O'Nolan called the meeting to order and performed roll call.

#### SECOND ORDER OF BUSINESS

PUBLIC COMMENT

The Board heard audience comments regarding car noise, the amenities, and District expenses.

### THIRD ORDER OF BUSINESS

STAFF REPORTS

### A. Landscaping Proposals

The Board requested that proposal 240857 be verified by the Landscape Inspector whether this is within the scope of the existing contract.

44

On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors approved Juniper Proposal #240845, in the amount of \$3,536.89, for the Eagle Pointe Community Development District.

Proposal 240623 is to be sent to the developer to pay. 46 47 On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors approved Juniper Proposal #240804, in the amount of \$2,286.60, for the Eagle Pointe Community Development District. 48 On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved Juniper Proposal #240938, and requested the proposal updated to include the appropriate plant types, with a NTE of \$6,796.40, for the Eagle Pointe Community Development District. 49 The Board requested the Landscape Inspector to ensure that Juniper maintains 50 added landscape in the updated maintenance map. 51 52 On a motion by Mr. Leinaweaver, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors ratified Juniper Proposal #237641, in the amount of \$4,151.43, for the Eagle Pointe Community Development District. 53 The Board decided to table proposal #240866, in the amount of \$26,467.31, until further 54 into the fiscal year 55 56 B. Clubhouse Manager 57 58 1. Operational Manager's Report 59 Mr. McCallister presented his report to the Board. He reported the ac had been 60 fixed. 61 62 The Board requested Amenity Manager seek out community feedback regarding 63 what type of lifestyle events would be wanted. 64 65 66 C. **District Counsel** 67 68 1. Project Completion Items 69 a. Discussion of Transfer of Water Management District Permit Transfer / 70 Open Items 71 72 73 Mr. Earlywine led a discussion. 74 75 b. Consideration of Corrective Quit Claim Deed 76 On a motion by Mr. Hathaway, seconded by Mr. Leinaweaver, with all in favor, the Board of

Supervisors approved the Corrective Quit Claim Deed, for the Eagle Pointe Community

77 78 Development District.

c. Consideration of Requisition 2024-01 for Prior Amenity Center Costs 79 80 On a motion by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors ratified Requisition 2024-01 for Prior Amenity Center Costs, for the Eagle Pointe Community Development District. 81 82 d. Consideration of Resolution 2024-02 Declaring Project Completion 83 84 On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors adopted Resolution 2024-02, Declaring Project Completion, for the Eagle Pointe Community Development District. 85 86 Presentation of Maintenance Map 87 88 Mr. Earlywine is to review the maintenance map. 89 90 Mr. Fowler is to ensure that Juniper maintains the added landscape. 91 92 93 3. Cost Share Agreement for Holiday Lighting 94 95 Mr. O'Nolan is to get updated timeframe and colors. 96 97 D. **District Engineer** 98 99 Not present. No report 100 101 E. District Manager 102 103 Mr. O'Nolan announced that the next regular scheduled meeting will be held on Thursday, 104 February 1, 2024 at 8:30 A.M. 105 106 1. Presentation of District Manager Report 107 108 Mr. O'Nolan presented his report to the Board. He noted that the District is \$10,335 over 109 budget and that an amended budget is needed. 110 111 2. Presentation of Financial Statement 112 113 Mr. O'Nolan presented the financial statement to the Board. There were no questions or 114 comments. 115 116

117118

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting Page 4

### 119 FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 3, 2023 and the Special Meeting held on September 14, 2023

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On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved the of Minutes of the Board of Supervisors' Meeting held on August 3, 2023 and the Special Meeting held on September 14, 2023, for the Eagle Pointe Community Development District.

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### FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of July, August, and September 2023

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On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for the Months of July (\$41,330.10), August (\$49,874.08), and September 2023 (\$38,836.81), for the Eagle Pointe Community Development District.

132133

134

### SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Amending FY 22-23 Budget

135 136 137

The FY 22-23 budget was amended to cover the Landscape Maintenance overage.

138

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board adopted Resolution 2024-01, Amending FY 22-23 Budget, for the Eagle Pointe Community Development District.

139 140

141142

### SEVENTH ORDER OF BUSINESS

Presentation of FY21-22 Final Audit

On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board approved the FY 21-22 Final Audit, with no adverse findings, for the Eagle Pointe Community Development District.

143144

#### **EIGHTH ORDER OF BUSINESS**

**Presentation of FY23-24 Annual Budget** 

146 147

145

The Board reviewed the FY 23-24 Annual Budget for reference.

148149150

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting Page 5

NINTH ORDER OF BUSINESS **Presentation of 3rd Quarter Website Audit** 151 152 The Board reviewed the 3rd Quarter Website Audit, which showed 100% compliance. 153 154 155 **TENTH ORDER OF BUSINESS** Consideration of Bike Rack Installation 156 Quote 157 158 Mr. O'Nolan advised the Board that the bike rack that was already approved and authorized 159 was scheduled to be installed in about two weeks. 160 161 **ELEVENTH ORDER OF BUSINESS Supervisor Requests** 162 163 Supervisor Corelli requested changing out Amenity center light switches to motion sensor 164 activated switches to save electricity. 165 166 The Board requested signs be put up directing construction traffic to the back entrance. 167 specifying Isles of Bayview to differentiate with Del Webb. Signs should be in English and 168 Spanish. 169 170 The Board requested the HOA send out parking rules to residents in an eblast. 171 172 The Board requested a reserve study proposal at the next meeting. 173 174 Supervisor Bain, will ask Inland to move construction trailer that is currently on Plot 162/163. 175 176 The Board requested a list of builder contacts to address traffic and trash related items from 177 building. 178 179 The Board requested an eblast to residents seeking applicants interested in joining the Board. 180 181 182 183 TWELFTH ORDER OF BUSINESS **Adjournment** 184 185 On a motion by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors adjourned the meeting at 10:05 a.m., for the Eagle Pointe Community Development District. 186 187 188 189 Chairman/Vice Chairman Secretary / Assistant Secretary 190 191

**SUPERVISOR PAY REQUEST** 

192

193

# Tab 7

### EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

# Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

Approval of Expe	enditures: <b>\$78,174.76</b>
	Chairperson
	Vice Chairperson
	Assistant Secretary

The total items being presented:

## **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Action Security, Inc.	100194	24203	Monthly Monitoring Service 09/23	\$	195.00
Egis Insurance Advisors, LLC	100191	19824	General Liability/Property/POL Liability Insurance 10/01/23-10/01/24	\$	42,020.00
Florida Power & Light Company	ACH	09468-99440 09/23	11450 Moonsail Dr #AMNTY 09/23	\$	859.40
Florida Power & Light Company	ACH	62286-79491 10/23	8205 Barrier Coast TRL 10/23	\$	81.94
Florida Power & Light Company	ACH	77602-89491 09/23	11004 Moonsail Dr # Sign 09/23	\$	30.84
Florida Power & Light Company	ACH	94944-10112 09/23	Street Lights # Isles at Bayvi 09/23	\$	2,642.03
Grau & Associates, P.A.	100202	101023-206	Audit Confirmation FYE 09/30/23	\$	35.00
Innersync Studio, Ltd	100195	21669	Website & Compliance Services -	\$	384.38
Jan-Pro of Manasota	100196	78381	10/23 Janitorial Services 10/23	\$	1,623.00
Jan-Pro of Manasota	100203	1235	Janitorial Supplies 09/23	\$	132.65
Jason Johnson	100205	003-206	Pressure Washing Service 10/23	\$	700.00
Juniper Landscaping of Florida, LLC	100197	231331	Irrigation Repairs 09/23	\$	2,200.00
Juniper Landscaping of Florida, LLC	100197	232093	Insect and Disease Control 09/23	\$	400.00
Juniper Landscaping of Florida, LLC	100197	232117	Grounds Maintenance 10/23	\$	6,189.34

## **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Kutak Rock, LLP	100198	3282641	Legal Services 08/23	\$	2,866.79
Manatee County Utilities	ACH	327091-171006 09/23	11005 Moonsail Dr. 09/23	\$	171.71
Department Manatee County Utilities	ACH	327091-179344 09/23	8420 Breakers Ln. 09/23	\$	28.17
Department Manatee County Utilities	ACH	327091-179835 09/23	11450 Moonsail Dr. 09/23	\$	541.07
Department McClatchy Company, LLC	100204	214776	Legal Advertising Acct #24573 09/23	\$	246.87
McClatchy Company, LLC	100204	467651	Legal Advertising Acct #24573 09/23	\$	91.26
Peace River Electric Cooperative,	ACH	182570001 09/23	11404 Carter Rd 09/23	\$	32.18
Inc. Rizzetta & Company, Inc.	100188	INV0000084113	District Management Fees 10/23	\$	4,988.26
Rizzetta & Company, Inc.	100189	INV0000084017	Assessment Roll Preparation FY 22/34	\$	5,569.00
Rizzetta & Company, Inc.	100190	INV0000084244	Personnel Reimbursement 09/29/23	\$	2,443.10
Rizzetta & Company, Inc.	100193	INV0000084269	Out of Pocket Expenses 09/23	\$	254.36
Rizzetta & Company, Inc.	100200	INV0000084332	Personnel Reimbursement 10/13/23	\$	1,979.49
Spectrum	ACH	0442567092423	Internet Service 09/23	\$	169.92
Suncoast Pool Service, Inc.	100199	9716	Monthly Pool Maintenance 10/23	\$	1,100.00
Tier 1 Pest Solutions LLC	100201	43234	Pest Control Services 10/23	\$	199.00
Report Total				\$	78,174.76

### ACTION SECURITY, INC. 1505 MANOR RD ENGLEWOOD, FL 34223 Sales@ActionSecurityFL.com

### Invoice



### **BILL TO**

Isles at Bayview CDD aka Eagle
Pointe CDD
Isles at Bayview CDD
c/o Rizzetta & Company, 5844 Old
Pasco Rd Ste 100 Wesley Chapel, FL
33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24203	10/01/2023	\$195.00	10/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes:	1	195.00	195.00
*CCTV assistance with monitoring, video search reports, and technical issues *Database Management *Discounted service rates by eliminating the 2-hour minimum for non-service agreement customers			

FL Contractor ES12001404 BALANCE DUE \$195.00

Thank you, we appreciate your business!





Eagle Pointe Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

### INVOICE

Customer	Eagle Pointe Community Development District
Acct #	1039
Date	09/18/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information					
Invoice Summary	\$	42,020.00			
Payment Amount					
Payment for:	Invoice#19824				
100123482	-				

Thank You

Please detach and return with payment

Customer: Eagle Pointe Community Development District

Invoice	Effective	Transaction	Description	Amount
19824	10/01/2023	Renew policy	Policy #100123482 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2023	42,020.00

**Total** 42,020.00

Thank You

RECEIVED

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	İ	09/18/2023
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/10/2023



### **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

\$859,40

TOTAL AMOUNT YOU OWE

Oct 30, 2023 NEW CHARGES DUE BY

#### **BILL SUMMARY**

888.73
-888.73
0.00
859.40
\$859.40
T PAY

(See page 2 for bill details.)

**Electric Bill Statement** 

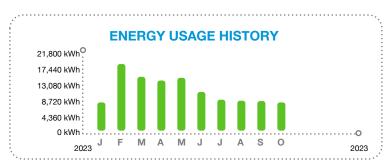
For: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 2023 Account Number: 09468-99440

Service Address:

11450 MOONSAIL DR # AMNTY

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after October 30, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after October 20, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

09468-99440

\$859.40

Oct 30, 2023

\$ Auto pay - DO NOT PAY



#### **BILL DETAILS** Amount of your last bill 888.73 Payment received - Thank you -888.73 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$29.98 Non-fuel: \$291.23 (\$0.034670 per kWh) Fuel: (\$0.031510 per kWh) \$264.68 Demand: (\$12.65 per KW) \$189.75 Electric service amount 775.64 Gross receipts tax (State tax) 19.90 Florida sales tax (State tax) 55.33 County sales tax (Local tax) 7.96 Taxes and charges 83.19 Regulatory fee (State fee) 0.57 Total new charges \$859.40 Total amount you owe \$859.40 FPL automatic bill pay - DO NOT PAY

**Customer Name:** 

EAGLE POINTE CDD

#### **METER SUMMARY**

Meter reading - Meter KU02723. Next meter reading Nov 7, 2023.

Usage Type	Current	- Previous	x Const =	= Usage
kWh used	01216	01132	100	8400
Demand KW	.15		100.00	15

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Oct 9, 2023	Sep 8, 2023
kWh Used	8400	8800
Service days	31	31
kWh/day	270	283
Amount	\$859.40	\$888.73

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



### **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

\$81.94

TOTAL AMOUNT YOU OWE

Nov 3, 2023 NEW CHARGES DUE BY



Amount of your last bill	85.58
Payments received	-85.58
Balance before new charges	0.00
Total new charges	81.94
Total amount you owe	\$81.94

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

**Electric Bill Statement** 

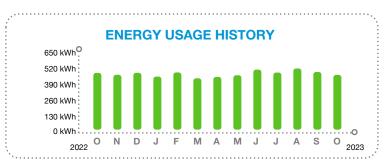
For: Sep 13, 2023 to Oct 13, 2023 (30 days)

Statement Date: Oct 13, 2023 Account Number: 62286-79491

Service Address:

8205 BARRIER COAST TRL # ENTRY

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after November 03, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after October 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

> Visit FPL.com/PayBill for ways to pay.

62286-79491

\$81.94

Nov 3, 2023

\$ Auto pay - DO NOT PAY

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 85.58 Payment received - Thank you -85.58 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.094820 per kWh) \$46.00 Fuel: (\$0.031510 per kWh) \$15.28 Electric service amount 73.96 Gross receipts tax (State tax) 1.90 Florida sales tax (State tax) 5.28 County sales tax (Local tax) 0.75 Taxes and charges 7.93 Regulatory fee (State fee) 0.05 \$81.94 Total new charges \$81.94 Total amount you owe FPL automatic bill pay - DO NOT PAY

**Customer Name:** 

#### **METER SUMMARY**

Meter reading - Meter ACD2627. Next meter reading Nov 13, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	13609		13124		485

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Oct 13, 2023	Sep 13, 2023	Oct 13, 2022
kWh Used	485	511	503
Service days	30	30	30
kWh/day	16	17	17
Amount	\$81.94	\$85.58	\$76.10

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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### **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

**\$30.84** 

TOTAL AMOUNT YOU OWE

Oct 30, 2023 NEW CHARGES DUE BY



Amount of your last bill 29.99 Payments received -29.99 0.00 Balance before new charges 30.84 Total new charges Total amount you owe \$30.84

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

**Electric Bill Statement** 

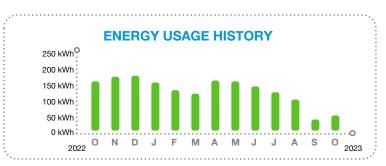
For: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 2023 Account Number: 77602-89491

Service Address:

11004 MOONSAIL DR # SIGN

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after October 30, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after October 20, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

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77602-89491

\$30.84

Oct 30, 2023

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

The amount enclosed includes

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 29.99 Payment received - Thank you -29.99Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$8.59 \$4.93 Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh) \$1.64 Electric service amount 27.84 Gross receipts tax (State tax) 0.71 Florida sales tax (State tax) 1.99 County sales tax (Local tax) 0.28 Taxes and charges Regulatory fee (State fee) 0.02 Total new charges \$30.84 Total amount you owe \$30.84 FPL automatic bill pay - DO NOT PAY

**Customer Name:** 

EAGLE POINTE CDD

#### **METER SUMMARY**

Meter reading - Meter ACD2629. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	04120		04068		52

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	52	38	168
Service days	31	31	29
kWh/day	2	1	6
Amount	\$30.84	\$29.99	\$36.16

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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### **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

\$2,642.03

TOTAL AMOUNT YOU OWE

Oct 12, 2023 NEW CHARGES DUE BY



Amount of your last bill 2,642.03 Payments received -2,642.03 0.00 Balance before new charges

2,642.03 Total new charges

Total amount you owe

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

\$2,642.03

**Electric Bill Statement** 

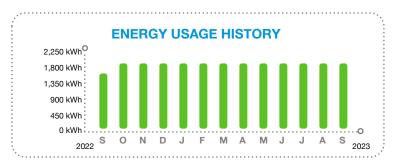
For: Aug 22, 2023 to Sep 21, 2023 (30 days)

Statement Date: Sep 21, 2023 Account Number: 94944-10112

Service Address:

STREET LIGHTS # ISLES AT BAYVI

PALMETTO, FL 34221



#### **KEEP IN MIND**

- Payments received after October 12, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after October 02, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**Customer Service:** Outside Florida:

(941) 917-0512 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390





### **BILL DETAILS**

**Customer Name:** 

EAGLE POINTE CDD

Amount of your last bill 2,642.03
Payment received - Thank you -2,642.03
Balance before new charges \$0.00

**New Charges** 

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,461.68
Gross receipts tax (State tax) Florida sales tax (State tax) County sales tax (Local tax)	4.22 149.67 24.68
Taxes and charges	178.57
Regulatory fee (State fee)	1.78

Total new charges \$2,642.03

Total amount you owe \$2,642.03

FPL automatic bill pay - DO NOT PAY

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.049080 per kWh

Fuel charge: \$0.030850 per kWh

### **METER SUMMARY**

Next bill date Oct 23, 2023.

Usage TypeUsageTotal kWh used2002

### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Sep 21, 2023	Aug 22, 2023	Sep 21, 2022
kWh Used	2002	2002	1694
Service days	30	32	30
kWh/day	67	63	56
Amount	\$2,642.03	\$2,642.03	\$2,118.78

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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94944-10112



For: 08-22-2023 to 09-21-2023 (30 days) **kWh/Day:** 67 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

**ESLA** 

### **Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226 Energy Non-energy Fixtures Maintenance	65	7000	F	91	0.800000 10.500000 1.450000	2,002	72.80 955.50 131.95
PMF0001 Non-energy Fixtures				91	9.610000		874.51
UCNP Non-energy Maintenance				4,464	0.048650		217.17
Additional lighting facility Non-energy	y charge						118.00

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





For: 08-22-2023 to 09-21-2023 (30 days) **kWh/Day:** 67 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Nor	Energy sub total		72.80 2,297.13
	Non-energy sub total Sub total					2,002	2,369.93
Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)  Florida sales tax (State tax) County sales tax (Local tax)						0.76 0.32 0.88 30.55 -8.29 5.77 61.76 <b>2,461.68</b> 4.22 1.78	
					Total	2,002	2,642.03

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

### **Grau and Associates**

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa FL 33625

Date 10/10/2023

SERVICE

Audits FYE 09/30/2022 - confirmation.com.

\$\, \quad \text{2,520.00}\$

See cost break-out per District on page 2.

Current Amount Due

\$\, \quad \text{2,520.00}\$



Client Name	Date	Amount	Bond Series
Bahia Lakes CDD	02/14/2023	35.00	2016
Bridgewater CDD	01/31/2023	70.00	2015A-1, 2015A-2
Connerton West CDD	02/16/2023	140.00	2006, 2015, 2018 A, 2018-1
Copperspring CDD	02/13/2023	35.00	2019
Country Walk CDD	02/16/2023	105.00	2015A-1, 2015A-2
Cross Creek North CDD	02/14/2023	35.00	2018
Eagle Pointe CDD	02/16/2023	35.00	2020
Entrada CDD CDD	02/13/2023	35.00	2021
Glen St. Johns CDD	01/31/2023	35.00	2016
Grand Hampton CDD	02/16/2023	140.00	2014, 2016
Harbourage at Braden River CDD	02/14/2023	35.00	2014
Highland Meadows CDD	02/14/2023	35.00	2006A
K-Bar Ranch CDD	02/17/2023	140.00	2016, 2011, 2014(Parcel O-1), 2014 (Parcel Q)
K-Bar Ranch CDD II	02/13/2023	140.00	2021, 2017, 2017 A2, 2017 A3
Lakeside CDD	02/16/2023	140.00	2015, 2018
LTC Ranch West Residential CDD	02/14/2023	70.00	2021 A, 2021B
Meadow Point III CDD	02/14/2023	140.00	2007, 2013, 2015, 2021
Meadow Pointe IV CDD	02/28/2023	280.00	2004, 2005, 2007, 2012, 2014, 2015, 2022 A-1, 2022 A-2
Mitchell Ranch CDD	02/13/2023	35.00	2019
Palma Sola Trace CDD	02/14/2023	35.00	2013
Paseo CDD	02/16/2023	35.00	2018
Portico CDD	02/13/2023	70.00	2020-1, 2020-2
Seven Oaks CDD	02/16/2023	175.00	2016 A, 2016 B, 2016 A-1, 2016 B1 &2, 2021
Somerset CDD	02/14/2023	35.00	2004
Summit View CDD	02/16/2023	70.00	2021 A, 2021B
Tara CDD 1	02/14/2023	140.00	2012 A-1, 2012 A-2
The Groves CDD	02/13/2023	35.00	2007
Two Creeks CDD	02/16/2023	70.00	2016 A-1, 2016 A-2
Veranda II CDD	02/14/2023	70.00	2021 AA4, 2021 AA5
Wesbridge CDD	02/13/2023	35.00	2019
World Commerce CDD	02/23/2023	70.00	2004, 2007
	Total	\$ 2,520.00	





## **INVOICE**

**BILL TO** 

Eagle Pointe CDD 12750 Citrus Park Lane Tampa, FL 33625 DATE 10/01/2023
DUE DATE 10/16/2023
TERMS Net 15

Quarterly service	BALANCE DUE	\$384.38
CDD Ongoing PDF Accessibility Compliance Service	ce	234.38
CDD Website Services - Hosting, support and training	ng	150.00
DESCRIPTION		AMOUNT



### TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

### **Invoice**

10/1/2023 78381

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

P.O. No.	P.O. No. Terms		Rep
	Net 20	10/21/2023	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement - October 2023

1,623.00



LOCATION: Isles of Bayview 11450 Moonsail Dr Parrish, FL 34221

Sales Tax (0.0%) \$0.00

**Total** \$1,623.00

**Balance Due** \$1,623.00

Phone #	Fax#
941-907-8141	941-907-8142

### TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

### **Invoice**

10/10/2023 1235

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

P.O. No. Terms		Due Date	Rep
SUPPLIES	Net 15	10/25/2023	259JM

### **SEPTEMBER 2023 SUPPLIES**

Bags.

Janitorial Supplies by Jan-Pro of Manasota ORDER:7614615990 DATED:090823 ITEMS: (1) Multifold Paper Towels , (1) Jumbo Toilet Paper ,(1) 55-60 Gal Trash

132.65

Sales Tax (0.0%) \$0.00

**Total** \$132.65

Balance Due \$132.65

Phone #	Fax#	
941-907-8141	941-907-8142	

### Invoice

Jason johnson, 30th street west, Bradenton FL, United States

**BILL TO** 

Eagle Pointe CDD 16906 Rivers Reach Blvd, Parrish FL 34219 United States Invoice No.: Issue date: 003 10/19/2023

Due date:

10/13/2023

Payment method:

Transfer

Account No. 2384793887

Routing Number 063107513

Due date 10/21/2023

Total due (USD) **\$700.00** 

pressure washing building and pool building

Description	Quantity	Unit price (\$)	Amount (\$)
Sample service	1 4 hours	700.00	700.00
pressure washing building			

Total (USD): \$700.00

### **Please Remit Payment to:**

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 231331

Bill To	
Eagle Pointe CDD - Maintenance	
c/o Rizzetta and Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
09/27/23	10/27/2023
Account Owner	PO#
Delfino Agustin	_

ltem Amount

#234348 - New Plant Material Hand Watering

\$2,200.00

Irrigation Repairs/Upgrades/Modifications - 09/26/2023



**Grand Total** \$2,200.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$2,200.00	\$0.00	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

### **Please Remit Payment to:**

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 232093

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
09/29/23	10/29/2023
Account Owner	PO#
Delfino Agustin	

ltem Amount

#193867 - Eagle Pointe CDD - 2023 Maintenance Contract

Insect and Disease Control - 09/21/2023

\$400.00



**Grand Total** 

\$400.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,600.00	\$0.00	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

### Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 232117

Bill To	
Eagle Pointe CDD - Maintenance	
c/o Rizzetta and Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
10/01/23	10/31/2023
Account Owner	PO#
Delfino Agustin	

ltem Amount

#193867 - Eagle Pointe CDD - 2023 Maintenance Contract October 2023

\$6,189.34 RECEIVE 10/01/23

**Grand Total** \$6,189.34

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$8,789.34	\$0.00	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 2023

**Check Remit To:** 

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3282641 Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

Eagle Pointe CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3282641 32923-1

Re: General Counsel

For Professional Legal Services Rendered

05/28/23	J. Earlywine	0.30	88.50	Prepare revised budget approval resolution; email regarding same
08/01/23	M. Eckert	0.20	79.00	Prepare for board meeting
08/03/23	M. Eckert	3.80	1,501.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
08/05/23	J. Earlywine	0.30	88.50	Review original rules and revised rules; review rental application; review flyer; email regarding commercial activities at clubhouse
08/07/23	J. Earlywine	1.10	324.50	Confer with Nielson et al. regarding budget hearing; follow-up; prepare updated resolutions and notices; email regarding same
08/07/23	A. Ligas	0.30	70.50	Research easement rights for access to mitigation areas in Del Webb community
08/08/23	J. Earlywine	0.10	29.50	Follow-up on agenda items; review email regarding same

### KUTAK ROCK LLP

Eagle Pointe CDD September 27, 2023 Client Matter No. 32923-1 Invoice No. 3282641 Page 2

TOTAL CURRENT AMOUNT DUE

08/08/23	K. Ibarra	0.10	19.00	Correspondence with district manager regarding contribution resolution
08/09/23	B. Davenport	0.40	106.00	Prepare addendum to the holiday
08/10/23	K. Ibarra	0.20	38.00	lighting agreement Correspondence with district manager regarding contribution resolution and acquisition of amenity improvements
08/12/23	J. Earlywine	0.10	29.50	Follow-up on easement item
08/18/23	A. Ligas	0.20	47.00	Draft resolution adopting revised amenity rules; send district staff same
08/23/23	J. Earlywine	0.10	29.50	Email regarding audit
08/25/23 08/31/23	B. Davenport	0.80	212.00 59.00	Review and analyze limited offering memorandum for series 2020 bonds; review and analysis on continuing disclosure statements; review and revise reserve account spreadsheet where necessary  Confer with Bain regarding
08/31/23	J. Earlywine	0.20	39.00	Confer with Bain regarding upcoming board meeting
TOTAL HO	DURS	8.20		
TOTAL FO	R SERVICES REN	DERED		\$2,721.50
DISBURSE	EMENTS			
Meals			20	0.62
Travel Expe	enses			l.67
TOTAL DI	SBURSEMENTS			<u>145.29</u>



\$2,866.79

**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-171006

EAGLE POINTE CDD 11005 MOONSAIL DR

**BILLING DATE:** 27-SEP-2023 **DUE DATE:** 

18-OCT-2023

#### A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM TO DAYS	S	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
	Previous Balance: Payments Received: Balance Forward:				141.45 141.45 0.00
	Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	119353	123541	4188	171.71 171.71
	Total Amount Due:	11 94			\$171.71

Effective for bills rendered on October 1st, 2023 and after, solid waste rates will increase as approved by the Board of County Commissioners on August 22, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	11005 MOONSAIL DR
ACCOUNT NUMBER	327091-171006
BILLING DATE	27-SEP-2023
DUE DATE	18-OCT-2023
TOTAL AMOUNT NOW DUE:	\$171.71
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0927A 7000005592 00.0019.0178 5548/1 5548 1 MB 0.561



EAGLE POINTE CDD 3434 COLWELL AVE TAMPA FL 33614-8390



լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի MANATEE COUNTY UTILITIES DEPARTMENT

PO BOX 25350 **BRADENTON FL 34206-5350** 

### MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

## RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

WASTE WATER (SEWER)
QUANTITY RATES

0 - 10,000 Gallons \$5.71

PER 1.000 GALLONS

#### PER 1,000 GALLONS

### For more rate information visit www.mymanatee.org/utilities

**PAY BY MAIL:** Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350 **PAY ONLINE:** Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

# **Hurricane Season Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.



### **PAYMENT LOCATIONS**

### Manatee County Utilities Department LOBBY CLOSED

24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210

Pay by phone 24/7 866-257-0749

Amscot Locations - Cash only There is a convenience fee for using this service

Walmart Locations

There is a convenience fee for using this service

options visit: www.mymanatee.org/utilities

this service
For other convenient payment

Manatee County Tax Collector

24 Hour Drop Box Location

819 301 Blvd. W. Bradenton. FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

<b>MAILING</b>	<b>ADDRESS</b>	<b>CHANGE</b>
----------------	----------------	---------------

Mailing address changes are not effective until registered with the United States Post Office.

Complete an official change of address form at your local post office or visit www.usps.com

**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities ACCOUNT NUMBER: 327091-179344

EAGLE POINTE CDD 8420 BREAKERS LN BILLING DATE: 27-SEP-2023 DUE DATE: 18-OCT-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE [	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance: Payments Received: Balance Forward:				22.18 22.18 0.00
			Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	18144	18831	687	28.17 28.17
			Total Amount Due:	1 40			\$28.17

Effective for bills rendered on October 1st, 2023 and after, solid waste rates will increase as approved by the Board of County Commissioners on August 22, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



MC-1250-19

MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

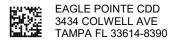
CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	8420 BREAKERS LN
ACCOUNT NUMBER	327091-179344
BILLING DATE	27-SEP-2023
DUE DATE	18-OCT-2023
TOTAL AMOUNT NOW DUE:	\$28.17
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0927A 9000000086 00.0000.0077 86/1





Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illigh

### MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

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Over 20,000 Gallons	\$11.66

**WASTE WATER (SEWER) QUANTITY RATES** 

0 - 10,000 Gallons \$ 5.71

PER 1.000 GALLONS

#### PER 1,000 GALLONS

### For more rate information visit www.mymanatee.org/utilities

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Amscot Locations - Cash only There is a convenience fee for using this service

this service

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There is a convenience fee for using For other convenient payment www.mymanatee.org/utilities

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#### MAILING ADDRESS CHANGE

Address: State: Zip: City: Home #: Cell #: Contact Name: \_\_\_\_ Phone:

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### **MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities ACCOUNT NUMBER: 327091-179835

EAGLE POINTE CDD 11450 MOONSAIL DR BILLING DATE: 27-SEP-2023 DUE DATE: 18-OCT-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
		Previous Balance: Payments Received: Balance Forward:				527.66 527.66 0.00
08/18 09/22	35	Wtr Com. Individual	3827	4050	223	
		Water Usage				57.53
		Cost Of Basic Service				63.79
		Reclaim Wtr WasteWtr Cust	9302	10558	1256	
		Reclaim Water Common Area				51.50
		Swr Com Individual			223	
		Sewer Usage				127.33
		Cost Of Basic Service				180.35
		F2_Com. Solid Waste				
		Commercial Can				60.57
		Total New Charges				541.07
		Total Amount Due:				\$541.07

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



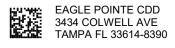
SERVICE ADDRESS	11450 MOONSAIL DR
ACCOUNT NUMBER	327091-179835
BILLING DATE	27-SEP-2023
DUE DATE	18-OCT-2023
TOTAL AMOUNT NOW DUE:	\$541.07
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0927A 9000000083 00.0000.0074 83/1

(Check Box And See Reverse Side)





MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 BRADENTON FL 34206-5350

### MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

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PER 1.000 GALLONS

#### PER 1,000 GALLONS

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options visit: www.mymanatee.org/utilities

For other convenient payment

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24 Hour Drop Box Location

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<b>MAILING</b>	<b>ADDRESS</b>	<b>CHANGE</b>
----------------	----------------	---------------

Address: State: Zip: City: Home #: Cell #: Contact Name: Phone:

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or visit www.usps.com



The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

Page 1 of 1

EAGLE POINT CDD Attn: Accounts Payable 9428 CAMDEN FIELD PARKWAY RIVERVIEW, FL 33578

SEPTEMBER INVOICE				
Invoice No.:	214776			
Invoice Date:	09/30/2023			
Due Date:	10/30/2023			
Bill-To Account:	24573			
Sales Rep:	Christy Habony			

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
09/21/2023 - 09/21/2023	462947	Print Legal Ad-IPL01381640 IPL0138164	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	1 x 32 L	32 L	1	\$38.61
09/28/2023 - 09/28/2023	462977		BRD-Bradenton Herald Legal   Legals & Public Notices CLS	2 x 88 L	176 L	1	\$208.26

Septer	nber Summary
Amount Due:	\$246.87



Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC PO Box 510150 Livonia MI 48151

### **ADVERTISING INVOICE**

EAGLE POINT CDD Attn: Accounts Payable 9428 CAMDEN FIELD PARKWAY RIVERVIEW, FL 33578

	SEPTEMBER INVOICE
Invoice No.:	214776
Account No.:	24573
Account Name:	EAGLE POINT CDD
Amount Due:	\$246.87

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC PO Box 510150 Livonia MI 48151



The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

### AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
24573	462947	Print Legal Ad-IPL01381640 - IPL0138164		\$38.61	1	32 L

Attention: Stacey Gillis EAGLE POINT CDD 3434 Colwell Ave, Suite 200 tampa, FL 33578

cddinvoice@rizzetta.com

#### NOTICE OF RULE DEVELOPMENT BY EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Eagle Pointe Community Development District ("District") hereby gives notice of its intent to develop rules establishing fees related to the use of the District's amenity facilities. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. A public hearing will be conducted by the District on November 2, 2023, at 8:30 a.m., at 11450 Moonsail Dr. Parrish, FL 34219. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Rizzetta & Compa-ny, 3434 Colwell Ave. Unit 200, Tampa, Florida 33614, 888-208-5008. Matt O'Nolan District Manager

IPL0138164

Sep 21 2023

## THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

09/21/23

### THE STATE OF FLORIDA COUNTY OF MANATEE

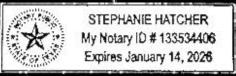
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 21th day of September in the year of 2023

yter Tunix

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!



The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald

el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi

Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

### AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
24573	462977	Print Legal Ad-IPL01381800 - IPL0138180		\$208.26	2	88 L

**Attention:** Stacey Gillis **EAGLE POINT CDD** 3434 Colwell Ave, Suite 200 tampa, FL 33578

cddinvoice@rizzetta.com

NOTICE OF RULEMAKING FOR AMENITY FACILITY RATES BY EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") on November 2, 2023, at 8:30 a.m., at 11450 Moonsail Dr. Parrish, FL 34219.

In accordance with Chapters 190 and 120. Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed rules related to the use of the District's amenity facilities and services. The public hearing will provide an opportunity for the public to address the proposed rules and fees. The proposed rates and fees are as follows:

Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment related to the Amenilies and as established by the District in connection with the adoption of the District sannual fiscal year budgets; provided, however, that, due to prior developer contributions, Non-Resident Patrons residing in DW Bayview Community Development District will pay a fee equal to only the average annual operation and maintenance assessment related to the Amenities (and not any debt assessment). For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment. and maintenance assessment, and debt service assessment, for the property owned by the Resident.

Additional proposed rates include:

Room / Area Club Room Activity/Art Room Club Room AND Activity/Art Room

Rental Fee \$150 for 4 hours

- \$50 each additional hour (up to 8 hour maximum)
- \$100 for 4 hours + \$25 each additional hour (up to 8 hour maximum) \$225 for 4 hours + \$60 each additional hour (up to 8 hour maximum)

item Additional Daily Guest Pass Replacement of Damaged, Lost, or Stolen FOB Insufficient Funds Fee (for submitting an insufficient funds check)

\$10.00 / guest \$50.00

The proposed rates and fees may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, Florida Statutes. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Rizzetta & Company, 3434 Colwell Ave. Unit 200, Tampa, Florida 33614, 888-208-5008 ("District Manager's Office"). Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida 340.0000 ("District Manager's Office"). ida Statutes. Prior Notice of Rule Development was published in the Bradenton Herald on September 21, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

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

Matt O'Nolan District Manager

Sep 28 2023

### THE STATE OF TEXAS **COUNTY OF DALLAS**

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of: 1 insertion(s) published on:

09/28/23

### THE STATE OF FLORIDA **COUNTY OF MANATEE**

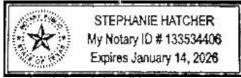
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 28th day of September in the year of 2023

ytel Tunick

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in **Dallas County** 



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!



The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

Page 1 of 1

EAGLE POINT CDD 3434 Colwell Ave, Suite 200 tampa FL 33578

	MEMO INVOICE
Order No.:	467651
Memo Date:	09/28/2023
Bill-To Account:	24573
Sales Rep:	Christy Habony

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
09/20/2023 - 09/20/2023	467651	Print Legal Ad-IPL01400010 IPL0140001	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	1x77L	77 L	1	\$91.26

RECEIVED

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC PO Box 510150 Livonia MI 48151

\*\*\* MEMO INVOICE \*\*\*

EAGLE POINT CDD 3434 Colwell Ave, Suite 200 tampa FL 33578

	MEMO INVOICE
Order No.:	467651
Account No.:	24573
Account Name:	EAGLE POINT CDD
Order Amount:	\$91.26

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC PO Box 510150 Livonia MI 48151



The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

### AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
24573	467651	Print Legal Ad-IPL01400010 - IPL0140001		\$91.26	1	77 L

Attention: Stacey Gillis EAGLE POINT CDD 3434 Colwell Ave, Suite 200 tampa, FL 33578

cddinvoice@rizzetta.com

BOARD OF SUPERVISORS MEETING DATES EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

The Board of Supervisors of the Eagle Pointe Community Development District ("District") will hold their regular meetings for Fiscal Year 2023/2024 (beginning October 1, 2023, and ending September 30, 2024) at Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, Florida 34219, for the purpose of considering any business that may come before the Board at 8:30 a.m. (EST) on the following dates:

November 2, 2023 February 1, 2024 April 4, 2024 June 6, 2024 August 1, 2024

August 1, 2024
Additionally, the Board of Supervisors for the District may hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will be separately noticed.

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be speci-fied on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Col-well Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's web-site: https://www.eaglepointecdd.org/. There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Ameri-cans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Matt O'Nolan

Matt O'Nolan District Manager IPL0140001 Sep 20 2023

## THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

09/20/23

### THE STATE OF FLORIDA COUNTY OF MANATEE

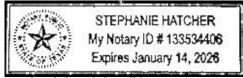
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 21th day of September in the year of 2023

yter Tunick

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy! NNNN



Your Touchstone Energy® Cooperative KD

**Customer Care** Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F

855-386-9924 24/7 800-282-3824 24/7

www.preco.coop

**TOTAL AMOUNT DUE** 

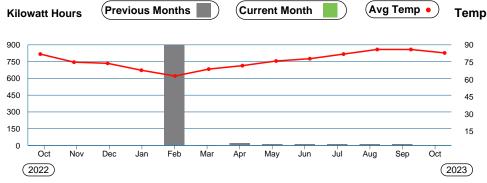
**Bank Draft is** scheduled for 10/24/2023

### **EAGLE POINTE CDD CANICE SMITH**

Bill Date Account # Member #

10/03/2023 182570001 200199

### **Monthly Energy Use**

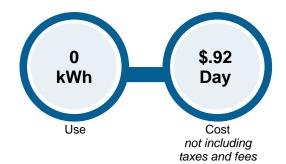


Detailed usage information is available on the SmartHub App or www.preco.coop

### Monthly Energy Use Comparison

11 0 This Month Last Month This Month 31 Days 30 Days Last Year 0 Days

Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

182570001 11404 CARTER RD

**Bank Draft Amount** is scheduled for 10/24/2023 \$32.18

Check here to indicate address or phone # change on back.



PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547

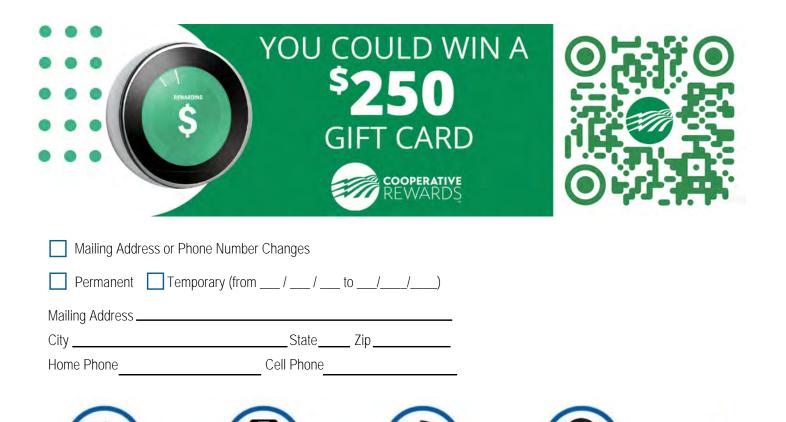
4 640

EAGLE POINTE CDD CANICE SMITH 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

ել|Սեիժիվեովը,ՍկեՍիլիկիլիկիլ|Սիժ||իկոլեհեիժրվ



<b>Account</b> 182570001	<b>Service Address</b> 11404 CARTER RD			Service Description IRRIGATION				<b>Board District</b> 8
Meter #	From	e Period To	Previous		ngs Present	Meter Multiplier	kWh Usage	kW Reading
38346673	08/25/2023	09/25/2023	975		979	1.0	4	0.024
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	ımmary	\$33.06 -\$33.06 <b>\$0.00</b> \$32.18 <b>\$32.18</b>	Fac Ene CP Pro Gro Flo Ma	operty Tax Recoss Receipts Trida Sales Tax natee County	arge covery Fee Fax K Tax harges	4 kWh @ 0.121 4 kWh @ -0.011	\$28.00 \$0.48 -\$0.04 \$0.62 \$0.75 \$2.07 \$0.30
					Bank	c Draft A	mount	\$32.18



**By Phone** 

Call 855-386-9924 to make a payment. \_ocations

Wauchula 210 Metheny Rd Lakewood Ranch

14505 Arbor Green Trail

Mobile App

Download the SmartHub App from the App Store or Google Play.

**Online** 

Pay your bill at www.preco.coop

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

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	•	v	$\mathbf{v}$	

Date	Invoice #
10/1/2023	INV0000084113

### Bill To:

EAGLE POINTE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Terms	, I	Cli	ent Number
	October	Upon Re	eceipt		)206
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,67		\$1,670.7
Administrative Services		1.00	\$41	7.67	\$417.6
Financial & Revenue Collections		1.00	\$33	4.17	\$334.1
Landscape Consulting Services		1.00	\$60	0.00	\$600.0
Management Services		1.00	\$1,86		\$1,865.6
Website Compliance & Management		1.00		0.00	\$100.0



Total	\$4,988.26

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

### Invoice

Date	Invoice #
10/1/2023	INV000084017

### Bill To:

EAGLE POINTE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Term	ns		ient Number
	October	Upon R			0206
Description		Qty	Rate	)	Amount
Assessment Roll (Annual)		1.00	\$5,56	9.00	\$5,569.00
		Subtota	I		\$5,569.00



Subtotal	\$5,569.00
Total	\$5,569.00

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

### Invoice

Date	Invoice #
9/29/2023	INV0000084244

### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of		Term	ıs	CI	ient Number
September		Upon Receipt		0	0060
		Qty	Rate	•	Amount
		1.00	\$2,443.10		\$2,443.10

Description Personnel Reimbursement	Upon Recei	∍ipt 0	0060
Personnel Reimbursement	Qty	Rate	Amount
	1.00	\$2,443.10	\$2,443.1
			\$2.443.10

<b>D</b> ECEIVE	
09/29/23	

Subtotal	\$2,443.10
Total	\$2,443.10

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

### Invoice

Date	Invoice #
9/30/2023	INV0000084269

### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms	CI	ient Number
	September	Upon Recei		0060
Description		Qty	Rate	Amount
Auto Mileage & Travel		204.36	\$1.00	\$204.36
Cell Phone		50.00	\$1.00	\$50.00
		0 -4-4-1		¢254.26

RECEIVED	Subtotal	\$254.36
	Total	\$254.36

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

### Invoice

Date	Invoice #
10/13/2023	INV0000084332

### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00060

Description	Qty	Rate	Amount
Description General Management & Oversight Personnel Reimbursement	1.00	\$520.00	\$520.00
Personnel Reimhursement	1.00	\$1,459.49	\$520.00 \$1,459.49
1 Grading Reinburaement	1.00	ψ1,+33.48	Ψ1,433.48
1			



Subtotal	\$1,979.49
Total	\$1,979.49



September 24, 2023

Invoice Number: 0442567092423 Account Number: 8337 12 015 0442567

Service At: 11450 MOONSAIL DR

PARRISH FL 34219-1872

#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

Summary Service from 09/24/23 through 10/23/23 details on following pages	
Previous Balance	169.92
Payments Received -Thank You!	-169.92
Remaining Balance	\$0.00
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	127.97
Spectrum Business™ Voice	19.99
Taxes, Fees and Charges	1.97
Current Charges	\$169.92
YOUR AUTO PAY WILL BE PROCESSED 10/11/23	
Total Due by Auto Pay	\$169.92

**Auto Pay Notice** 

### **NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

# Spectrum-

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1200 NO RP 24 09252023 NNNNNNNN 01 992961

EAGLEPOINT COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 September 24, 2023

**EAGLEPOINT COMMUNITY** 

Invoice Number: 0442567092423
Account Number: 8337 12 015 0442567
Service At: 11450 MOONSAIL DR
PARRISH FL 34219-1872

**Total Due by Auto Pay** 

\$169.92

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 Page 2 of 6 September 24, 2023

EAGLEPOINT COMMUNITY DEVELOPMENT

Invoice Number: 0442567092423 Account Number: 8337 12 015 0442567



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8337 1200 NO RP 24 09252023 NNNNNNNN 01 992961

Charge Details		· ·
Previous Balance		169.92
EFT Payment	09/11	-169.92
Remaining Balance		\$0.00

Payments received after 09/24/23 will appear on your next bill. Service from 09/24/23 through 10/23/23

Spectrum Business™ TV	
Spectrum Business TV	24.99
Essentials	
Promotional Discount	-5.00
	\$19.99
Spectrum Business™ TV Total	\$19.99

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-100.00
Business WiFi	7.99
	\$127.97
Spectrum Business™ Internet Total	\$127.97

Spectrum Business™ Voice	
Phone number (941) 981-5846	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	\$19.99

### Spectrum Business™ Voice Continued

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total

\$19.99

Taxes, Fees and Charges	
Communications Services Tax	1.97
Taxes, Fees and Charges Total	\$1.97
Current Charges	\$169.92
Total Due by Auto Pay	\$169.92

### **Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds
Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





### Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

### **Invoice**

Date	Invoice #
10/1/2023	9716

Bill To		
Eagle Pointe CDD		

P.O. No.	Terms	Project
October 2023	Net 30	

Quantity	Description	I .	Rate	Amount
1	Swimming Pool Service including chemical balance, debrishottom of swimming pool, vacuuming, tile cleaning and sk Operational checks of pumps, filter system, chemical feede gauges. Chemicals Included.	imming.		1,100.00
Thank you for yo	ur business. none #	RECEIVE D	Total	\$1,100.00

(727) 271-1395



Tier 1 Pest Solutions LLC 3902 Corporex Park Dr 450 Tampa, FL 33619 (813) 280-9260

Eagle Point CDD 3434 Coiwell Ave, Ste 200 Tampa, FL 33614

### Invoice 11450 Moonsail Drive

INVOICE NO.

ACCOUNT NUMBER

43234

12814

INVOICE DATE

10/03/2023

LICENSE

DUE DATE (NET 0 TERMS)

**Upon Receipt** 

AMOUNT DUE

\$199.00

Community Center (Acct #: 12814)

п€М	QUANTITY	PRICE	SUBTOTAL
nonthly Commercial	1	\$199.00	\$199.00
Additional Notes		Taxes	\$0.00
A finance charge of 1.5% will be made on unpaid balances a National Emergency Poison Control: (800)222-1222	after 30 days.	Invoice Total	\$199.00
• •		Amount Paid	\$0.00
		Amount Due	\$199.00

### EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

# Operation and Maintenance Expenditures November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

Approval of Expe	nditures:	\$60,412.86
	Chairpe	rson
	Vice Ch	airperson
	Assistar	nt Secretary

The total items being presented:

### **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Action Security, Inc.	100208	24411	Monthly Monitoring Service 11/23	\$	195.00
Broadway Catering, Inc.	100220	Broadway 111523	Breakfast with Santa Event	\$	450.00
Candice Smith	100215	CB110223	Board of Supervisors Meeting 11/02/23	\$	200.00
Catherine Corelli Chianese	100225	CC110223	Board of Supervisors Meeting 11/02/23	\$	200.00
Eagle Pointe CDD			Debit Card Replenishment 11/23	\$	151.36
Eco-Logic Services, LLC	100221	3206	Lake & Mitigation Services 09/23	\$	9,470.00
Florida Department of	100216	88953	Special District Fee FY 23/24	\$	175.00
Commerce Florida Power & Light Company	ACH	62286-79491 11/23	8205 Barrier Coast TRL 11/23	\$	73.27
Florida Power & Light Company	ACH	77602-89491 10/23	11004 Moonsail Dr # Sign 10/23	\$	34.64
Florida Power & Light Company	ACH	94944-10112 10/23	Street Lights # Isles at Bayvi 10/23	\$	5,398.53
Illuminations Holiday Lighting,	100217	561123	Holiday Lighting and Decoration	\$	4,871.25
LLC Jan-Pro of Manasota	100209	78782	Deposit 11/23 (1 of 2) Janitorial Services 11/23	\$	1,623.00
Jan-Pro of Manasota	100218	1255	Janitorial Supplies 10/23	\$	90.11

### **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Jason Johnson	100210	004	Window Cleaning 10/23	\$	350.00
John Leinaweaver	100226	JL110223	Board of Supervisors Meeting 11/02/23	\$	200.00
Juniper Landscaping of Florida,	100222	237396	Fertilization & Insect and Disease Control	\$	4,148.00
LLC Juniper Landscaping of Florida,	100222	238156	Grounds Maintenance 11/23	\$	6,189.33
LLC Kutak Rock, LLP	100211	329676732923-1	Legal Services 09/23	\$	542.00
Manatee County Utilities	ACH	327091-171006 10/23	11005 Moonsail Dr. 10/23	\$	122.18
Department Manatee County Utilities	ACH	327091-179344 10/23	8420 Breakers Ln. 10/23	\$	9.92
Department Manatee County Utilities	ACH	327091-179835 10/23	11450 Moonsail Dr. 10/23	\$	539.87
Department Owens Electric, Inc.	100212	15767412	Electrical Service Call 10/23	\$	9,310.00
Peace River Electric	ACH	182570001 10/23	11404 Carter Rd 10/23	\$	31.67
Cooperative, Inc. Regions Bank Corporate Trust	100219	109951	Trustee Fees Series 2020	\$	3,750.00
Rizzetta & Company, Inc.	100206	INV0000084885	Personnel Reimbursement 10/27/23	\$	1,654.72
Rizzetta & Company, Inc.	100207	INV0000084906	District Management Fees 11/23	\$	4,988.26

### **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Rizzetta & Company, Inc.	100213	INV0000085039	Out of Pocket Expenses 10/23	\$	175.76
Rizzetta & Company, Inc.	100214	INV0000085061	Personnel Reimbursement 11/10/23	\$	2,264.68
Rizzetta & Company, Inc.	100224	INV0000085690	Personnel Reimbursement 11/24/23	\$	1,734.39
Spectrum	ACH	0442567102423 Autopay	Internet Service 11/23	\$	169.92
Suncoast Pool Service, Inc.	100223	9797	Monthly Pool Maintenance 11/23	\$	1,100.00
William J Hathaway	100227	WH110223	Board of Supervisors Meeting 11/02/23	\$	200.00
Report Total				\$	60,412.86

### ACTION SECURITY, INC. 1505 MANOR RD ENGLEWOOD, FL 34223 Sales@ActionSecurityFL.com

### Invoice



### **BILL TO**

Isles at Bayview CDD aka Eagle
Pointe CDD
Isles at Bayview CDD
c/o Rizzetta & Company, 5844 Old
Pasco Rd Ste 100 Wesley Chapel, FL
33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24411	11/01/2023	\$195.00	11/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes:	1	195.00	195.00
*CCTV assistance with monitoring, video search reports, and technical issues *Database Management			
*Discounted service rates by eliminating the 2-hour minimum for non- service agreement customers			

FL Contractor ES12001404 BALANCE DUE \$195.00

Thank you, we appreciate your business!

### EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

# <u>District Office · Riverview, Florida · (813) 533-2950</u> Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

### **Check Request**

Amount: \$450.00

Date requested: 11/15/2023

Event Date 12/9/2023

Payable to: Broadway Catering Inc

Address: 11450 Moonsail Dr

Parrish, FL. 34219

Description: Breakfast with Santa Event

Requestor: Joseph R McCallister

Special Instructions: Please send to Eagle Pointe before 12/8/2023

Approved by: Matt O'Nolan

Matt O'Nolan, District Manager



### EAGLE POINTE CDD

Meeting Date: November 2, 2023

### SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if pa <u>i</u> d	
Candice Bain		CB110223
Cathy Corelli Chianese	/	CC110223
Paul Martin		(i) a
John Leinaweaver	5/	JL110223
William Hathaway		WH110223
(*) Does not get paid		

NOTE: Supervisors are only paid if checked present.

### **EXTENDED MEETING TIMECARD**



Meeting Start	Time:	8:30
Meeting End Time:		10:05
Total Meeting	Time:	
Time Over	(3) Hours:	

### ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	
Mileage to Charge	

### **Eagle Pointe CDD**

Limit \$1,500.00

**Clubhouse Debit Card For the Month** 

November 2023

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

				Clubhouse	Clubhouse
				Office Supplies	Misc. Contingency
				001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount		
09/20/23	OfficeMax	Printer Paper/Paper Towels/Sheet Protectors and Scotch Tape	(68.14)	(68.14)	
10/17/23	Adobe	Adobe Acrobat Monthly Subscription	(19.99)	(19.99)	
10/21/23	Walmart	Tea Maker, Water Boiler	(27.78)	(27.78)	
10/30/23	Publix	Candy for Halloween	(35.45)		(35.45)
	TOTAL	001-10201-206	(151.36)	(115.91)	(35.45)

DM Approval: Matt O Nolan

Date: 11/08/23

11/08/23

### Office DEPOT OfficeMax

BRADENTON - (941) 745-2070 09/20/2023 10:34 AM



1 (	2506

SALE	2596-	2-8832-940950-	23.9.2
572398 R	EWARDS ENROLL	0.01	
Promoti	on	-0.01	
ton in b	You Pay	0	.0055
420283 P	PR, COPY, OD, RE		
2 @ 12.	99	25.98	
Promoti	on	-10.98	
	You Pay	15	.0055
7217871 B	TY 1/12 90CT	39.99SS	
Instant	Savings	-17.99	
	You Pay	22	.00SS
181109 S	HEET PROTECTO	18	.69 SS
909919 T	APE, MAGIC, 2/P	7	.99 SS
	Subtotal:	63	. 68
FL 7.	0% Sales Tax	4.46	
	Total:	68	.14
Debi	t Card 3814:	68	.14

AUTH CODE 003584

TDS Chip Read

AID A0000000980840

US DEBIT

TVR 8000048000

CVS PIN Verified

Joseph McCallister 58\*\*\*\*209

Total Savings: \$28.98

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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and enter the survey code below

16KJ FZKZ QDOB

or scan the below QR code



### Important Final Step Required!

You need to complete your registration online to get your Rewards Certificate.
Simply log in to your account at

### [EXTERNAL] Thanks for your purchase

Adobe <store@adobe.com>

Tue 10/17/2023 10:59 AM

To:Joe McCallister < jmccallister@rizzetta.com>

NOTICE: This email originated from outside of the organization.

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### Thanks for your purchase, Joe.

You will be charged US\$19.99 (plus tax) monthly. At the end of your one-year term, your subscription will automatically renew monthly until you cancel (price subject to change). No annual commitment required after the first year. Cancel anytime via Adobe Account or Customer Support.

As a reminder, your Adobe ID is jmccallister@rizzetta.com. Use it to access all your Adobe products and services.

Get started

If you have any questions, we're here for you.

Contact Adobe Customer Support to chat with a representative.

### Subscription details

Order number: AB03230300300CUS

Ordered: October 17, 2023

Adobe Acrobat Pro US\$19.99/mo

Annual plan, paid monthly

Subtotal US\$19.99/mo

Tax/VAT 0.0% US\$0.00/mo

DUE NOW US\$19.99/mo



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We may change your plan's rate each annual renewal term, and we will notify you of any rate change with the option to cancel. If the applicable VAT or GST rate (or other included tax or duty) changes during your one-year term, we will accordingly adjust the tax-inclusive price for your plan mid-term on your next billing date.

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Give us feedback @ survey.valnart.com — Thank you! ID #:75XX6315H6HP

TEA MAKERS 085643200564

SUBTOTAL 25.96 X
SUBTOTAL 25.96 X
TOTAL 27.78
DEBIT TEND 27.78
CHANGE DUE 0.00
PAY FROM PRIMARY
US DEBIT \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\* REF # 329400205027 NETWORK ID. 0056 APPR CODE 045344 US DEBIT

AID A0008000980840 AAC 2099A17208A801A7 \*Pin Verified IERMINAL # SCOID619 10/21/23

12:05:56 12:06:02



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### Publix.

Belmont Shopping Center 14323 S US Hwy 301 Wimauma, FL 33598 Store Manager: Robert Schneider 813-634-2117

FERRARA MX		16.49 T F 16.49 T F
Order Tot Sales T Grand Tot	ax	32.98 2.47 35.45
Debit Change	Payment	35.45 0.00

Receipt ID: 1711 AVN 759 992

PRESTO!

Trace #: 758697

Reference #: 0712257613 Acct #: XXXXXXXXXXXXXXX3814 Debit Purchase FROM CHECKING Amount: \$35.45

Auth #: 041386

DEBIT CARD A0000000980840 Entry Method: Mode -

**PURCHASE** US DEBIT Chip Read

Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1 10/30/2023 16:58 S1711 R175 9992 C0775

Join the Publix family! Apply today at apply.publix.jobs. We're an equal opportunity employer.

Publix Super Markets, Inc.



### **Eco-Logic Services LLC**

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
10/1/2023	3206

**Bill To** 

Eagle Point CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614

### Isles at Bayview

Description	Amount
Wetland Buffer Maintenance in Phase 1A for September 2023 Wetland Buffer Maintenance in Phase 2 for September 2023 Wetland Buffer Maintenance in Phase 3 (Wetland J) for September 2023 Wetland Buffer Maintenance in Phase 3 (Wetland J) for September 2023 Wetland Buffer Maintenance in Phase 3 (Wetland A & part of F) for September 2023 Upland Preserve Maintenance in Phase 1 for September 2023 Upland Preserve Maintenance in Phase 2 for September 2023 Upland Preserve Maintenance in Phase 3 for September 2023 Upland Preserve Maintenance for additional areas in Phase 3 for September 2023 Mitigation Maintenance for Phase 1 for September 2023 Mitigation Maintenance for Phase 2 for September 2023 Lake Maintenance Services in Phase 1A for September 2023 Lake Maintenance Services in Phase 1B for September 2023 Lake Maintenance Services in Phase 2 for September 2023 Lake Maintenance Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023 Maintenance Of Services in Phase 3 for September 2023	975.00 250.00 500.00 200.00 250.00 225.00 550.00 500.00 3,250.00 450.00 175.00 750.00 300.00 200.00 175.00 545.00
Total	\$9,470.00

### Florida Department of Economic Opportunity, Special District Accountability Program Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

	•			
Date Invoiced: 10/02/2023		,		Invoice No: 88953
Annual:Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023:
				\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

813-514-0400 Ext:

000526

2. Telephone:

**Eagle Pointe Community Development District** 

OCT 5 2023



Mr. William Rizzetta 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

•	
3. Fax:	813-514-0401
4. Email:	brizzetta@rizzetta.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	eaglepointecdd.org
8. County(ies):	Manatee
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	12/22/2006
11. Creation Document on File:	12/22/2006
12. Date Established:	11/13/2006
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Manatee County
15. Creation Document(s):	County Ordinance 06-81
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accura-	cy and completeness.
By signing and dating below, I do hereby	certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	William 4. Eyeto Date 11/13/23
STEP 3: Pay the annual state fee or cer	
a. Pay the Annual Fee: Pay the annual	fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable
to the Florida Department of Economic C	
	ee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
	TH of the following statements and those on any submissions to the Department are true, correct,
	erstand that any information I give may be verified.
1 This special district is not a comp	onent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
	ice with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida
	and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
Fiscal Year 2023 - 2024 AFR with DFS	and has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved:	venied: Reason:
STEP 4: Make a copy of this document	for your records.
, , ,	nt (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget
	MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



### **EAGLE POINTE CDD,**

Here's what you owe for this billing period.

**Electric Bill Statement** 

For: Oct 13, 2023 to Nov 13, 2023 (31 days)

Statement Date: Nov 13, 2023 Account Number: 62286-79491

Service Address:

8205 BARRIER COAST TRL # ENTRY

PARRISH, FL 34219



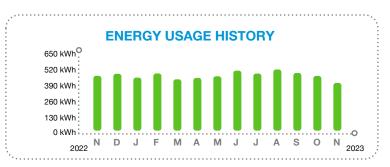


Amount of your last bill 81.94 Payments received -81.94 0.00 Balance before new charges 73.27 Total new charges Total amount you owe \$73.27

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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#### **KEEP IN MIND**

- Payments received after December 04, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after November 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



**Customer Service:** 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

The amount enclosed includes the following donation: **FPL Care To Share:** 

Make check payable to FPL in U.S. funds and mail along with this coupon to:

**GENERAL MAIL FACILITY** MIAMI FL 33188-0001



#### **BILL DETAILS** Amount of your last bill 81.94 Payment received - Thank you -81.94 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.094820 per kWh) \$40.11 Fuel: (\$0.031510 per kWh) \$13.33 Electric service amount 66.12 Gross receipts tax (State tax) 1.70 Florida sales tax (State tax) 4.72 County sales tax (Local tax) 0.68 Taxes and charges 7.10 Regulatory fee (State fee) 0.05 \$73.27 Total new charges \$73.27 Total amount you owe

FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter ACD2627. Next meter reading Dec 12, 2023.

Usage Type	Current	<ul> <li>Previous</li> </ul>	=	Usage
kWh used	14032	13609		423

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Nov 13, 2023	Oct 13, 2023	Nov 11, 2022
kWh Used	423	485	486
Service days	31	30	29
kWh/day	14	16	17
Amount	\$73.27	\$81.94	\$73.99

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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# **EAGLE POINTE CDD,**Here's what you owe for this billing period.

## **CURRENT BILL**

**\$34.64** 

TOTAL AMOUNT YOU OWE

Nov 28, 2023

NEW CHARGES DUE BY



FPL automatic bill pay - DO NOT PAY					
Total amount you owe	\$34.64				
Total new charges	34.64				
Balance before new charges	0.00				
Payments received	-30.84				
Amount of your last bill	30.84				

(See page 2 for bill details.)

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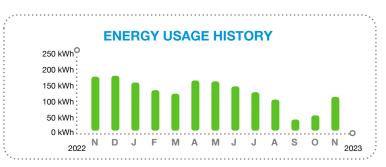
For: Oct 9, 2023 to Nov 7, 2023 (29 days)

Statement Date: Nov 7, 2023 Account Number: 77602-89491

Service Address:

11004 MOONSAIL DR # SIGN

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after November 28, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after November 18, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



TAMPA FL 33614-8390

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

the following donation:

FPL Care To Share:

EAGLE POINTE CDD

3434 COLWELL AVE STE 200

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FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

77602-89491

\$34.64

The amount enclosed includes

Nov 28, 2023

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



#### **BILL DETAILS** Amount of your last bill 30.84 Payment received - Thank you -30.84Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$4.06 \$10.91 Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh) \$3.62 Electric service amount 31.27 Gross receipts tax (State tax) 0.80 Florida sales tax (State tax) 2.23 County sales tax (Local tax) 0.32 Taxes and charges 3.35 Regulatory fee (State fee) 0.02 Total new charges \$34.64 Total amount you owe \$34.64 FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter ACD2629. Next meter reading Dec 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	04235		04120		115

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	115	52	184
Service days	29	31	31
kWh/day	4	2	6
Amount	\$34.64	\$30.84	\$36.96

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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## EAGLE POINTE CDD, Here's what you owe for this billing period.

## **CURRENT BILL**

\$5,398.53

TOTAL AMOUNT YOU OWE

Nov 13, 2023

NEW CHARGES DUE BY



FPL automatic bill pay - DO NOT PAY					
Total amount you owe	\$5,398.53				
Total new charges	10,682.69				
Balance before new charges	-5,284.16				
Additional Activity	-2,642.13				
Payments received	-5,284.06				
Amount of your last bill	2,642.03				

(See page 2 for bill details.)

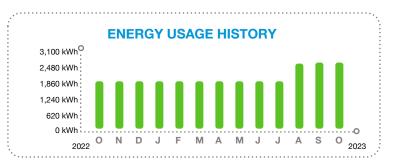
**Electric Bill Statement** 

For: Jul 21, 2023 to Oct 23, 2023 Statement Date: Oct 23, 2023 Account Number: 94944-10112

Service Address:

STREET LIGHTS # ISLES AT BAYVI

PALMETTO, FL 34221



#### **KEEP IN MIND**

- Payments received after November 13, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after November 03, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- This bill is for multiple (3) billing periods.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: Outside Florida:

(941) 917-0512 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001



#### **BILL DETAILS** Amount of your last bill 2.642.03 -5.284.06 Payments received - Thank you Additional activity -5,416.26 Credit Returned Payment Charge 132.10 Returned Payment(s) 2,642.13 Balance before new charges -\$5,284.16 **New Charges** Rate: SL-1 STREET LIGHTING SERVICE Electric service amount 9,952.72 Gross receipts tax (State tax) 17.58 Florida sales tax (State tax) 605.32 County sales tax (Local tax) 99.78 Taxes and charges 722.68 7.29 Regulatory fee (State fee) Total new charges \$10,682.69 Total amount you owe \$5,398.53

FPL automatic bill pay - DO NOT PAY

**Customer Name:** 

EAGLE POINTE CDD

## **METER SUMMARY**

Multiple-month usage

Next bill date Nov 20, 2023

Total kWh 8,338

## **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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## Watch savings add up

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See if you qualify >

## Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Account Number:** 

94944-10112



For: 09-21-2023 to 10-23-2023 (32 days) kWh/Day: 87 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

## **Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226 Energy Non-energy Fixtures	65	7000	F	127	0.800000 10.500000	2,794	101.60 1,333.50
Maintenance					1.450000		184.15
PMF0001 Non-energy Fixtures				127	9.610000		1,220.47
UCNP Non-energy Maintenance				4,464	0.048650		217.17
Additional lighting facility Non-energy	y charge						148.21

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





For: 09-21-2023 to 10-23-2023 (32 days) kWh/Day: 87 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Nor		101.60 3,103.50	
					Sub total	2,794	3,205.10
				Capacity paymen Environmental cos Storm restoratior Trar Storm protectior  Electric Gross recei Regulat	trecovery charge trecovery charge recovery charge recovery charge sition rider credit recovery charge Fuel charge Fuel charge service amount pts tax (State tax) ory fee (State fee)		1.06 0.45 1.23 42.64 -11.57 8.05 86.19 <b>3,333.15</b> 5.89 2.41
	Total						3,577.59

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



## **Summary of Changes to Total Number of Facilities By Locations**

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
11706 CAPSTAN PL SL #21		PMF0001		1	08-03-2023
11714 MOONSAIL DR SL #1		PMF0001		1	08-03-2023
11717 CAPSTAN PL SL #27		PMF0001		1	08-03-2023
11723 MOONSAIL DR SL #2		PMF0001		1	08-03-2023
11734 CAPSTAN PL SL #22		PMF0001		1	08-03-2023
11738 MOONSAIL DR SL #3		PMF0001		1	08-03-2023
11746 CAPSTAN PL SL #23		PMF0001		1	08-03-2023
11747 MOONSAIL DR SL #4		PMF0001		1	08-03-2023
11759 CAPSTAN PL SL #26		PMF0001		1	08-03-2023
11760 MOONSAIL DR SL #5		PMF0001		1	08-03-2023
11766 CAPSTAN PL SL #24		PMF0001		1	08-03-2023
11767 MOONSAIL DR SL #6		PMF0001		1	08-03-2023
11778 MOONSAIL DR		PMF0001		1	08-30-2023



**ESLA** 

**Summary of Changes to Total Number of Facilities By Locations** 

**Account Number:** 

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
SL #7					
11781 CAPSTAN PL SL #25		PMF0001		1	08-03-2023
11787 MOONSAIL DR SL #8		PMF0001		1	08-30-2023
11809 MOONSAIL DR SL #9		PMF0001		1	08-04-2023
11822 MOONSAIL DR SL #10		PMF0001		1	08-04-2023
11829 MOONSAIL DR SL #11		PMF0001		1	08-04-2023
11842 MOONSAIL DR SL #12		PMF0001		1	08-04-2023
8705 WINDLASS CV SL #36		PMF0001		1	08-02-2023
8720 WINDLASS CV SL #35		PMF0001		1	08-02-2023
8729 WINDLASS CV SL #34		PMF0001		1	08-02-2023
8744 WINDLASS CV SL #33		PMF0001		1	08-02-2023
8757 WINDLASS CV SL #32		PMF0001		1	08-02-2023
8806 WINDLASS CV SL #31		PMF0001		1	08-02-2023



**ESLA** 

**Summary of Changes to Total Number of Facilities By Locations** 

**Account Number:** 

Summary of Ghange	Component	Component	Owner/		Install/
Service Location	Removed	Installed	Maint *	Quantity	Remove Date
8822 WINDLASS CV SL #30		PMF0001		1	08-03-2023
8830 WINDLASS CV SL #29		PMF0001		1	08-03-2023
8843 WINDLASS CV SL #28		PMF0001		1	08-03-2023
8854 WINDLASS CV SL #20		PMF0001		1	08-04-2023
8863 WINDLASS CV SL #19		PMF0001		1	08-04-2023
8909 WINDLASS CV SL #18		PMF0001		1	08-04-2023
8916 WINDLASS CV SL #13		PMF0001		1	08-04-2023
8925 WINDLASS CV SL #17		PMF0001		1	08-04-2023
8937 WINDLASS CV SL #16		PMF0001		1	08-04-2023
8944 WINDLASS CV SL #14		PMF0001		1	08-04-2023
8957 WINDLASS CV SL #15		PMF0001		1	08-04-2023
11706 CAPSTAN PL SL #21		F863226	F	1	08-03-2023
11714 MOONSAIL DR		F863226	F	1	08-03-2023

**ESLA** 

## **Summary of Changes to Total Number of Facilities By Locations**

**Account Number:** 

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
SL #1					
11717 CAPSTAN PL SL #27		F863226	F	1	08-03-2023
11723 MOONSAIL DR SL #2		F863226	F	1	08-03-2023
11734 CAPSTAN PL SL #22		F863226	F	1	08-03-2023
11738 MOONSAIL DR SL #3		F863226	F	1	08-03-2023
11746 CAPSTAN PL SL #23		F863226	F	1	08-03-2023
11747 MOONSAIL DR SL #4		F863226	F	1	08-03-2023
11759 CAPSTAN PL SL #26		F863226	F	1	08-03-2023
11760 MOONSAIL DR SL #5		F863226	F	1	08-03-2023
11766 CAPSTAN PL SL #24		F863226	F	1	08-03-2023
11767 MOONSAIL DR SL #6		F863226	F	1	08-03-2023
11778 MOONSAIL DR SL #7		F863226	F	1	08-30-2023
11781 CAPSTAN PL SL #25		F863226	F	1	08-03-2023



**ESLA** 

**Summary of Changes to Total Number of Facilities By Locations** 

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
11787 MOONSAIL DR SL #8		F863226	F	1	08-30-2023
11809 MOONSAIL DR SL #9		F863226	F	1	08-04-2023
11822 MOONSAIL DR SL #10		F863226	F	1	08-04-2023
11829 MOONSAIL DR SL #11		F863226	F	1	08-04-2023
11842 MOONSAIL DR SL #12		F863226	F	1	08-04-2023
8705 WINDLASS CV SL #36		F863226	F	1	08-02-2023
8720 WINDLASS CV SL #35		F863226	F	1	08-02-2023
8729 WINDLASS CV SL #34		F863226	F	1	08-02-2023
8744 WINDLASS CV SL #33		F863226	F	1	08-02-2023
8757 WINDLASS CV SL #32		F863226	F	1	08-02-2023
8806 WINDLASS CV SL #31		F863226	F	1	08-02-2023
8822 WINDLASS CV SL #30		F863226	F	1	08-03-2023
8830 WINDLASS CV		F863226	F	1	08-03-2023



**ESLA** 

## **Summary of Changes to Total Number of Facilities By Locations**

**Account Number:** 

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
SL #29					
8843 WINDLASS CV SL #28		F863226	F	1	08-03-2023
8854 WINDLASS CV SL #20		F863226	F	1	08-04-2023
8863 WINDLASS CV SL #19		F863226	F	1	08-04-2023
8909 WINDLASS CV SL #18		F863226	F	1	08-04-2023
8916 WINDLASS CV SL #13		F863226	F	1	08-04-2023
8925 WINDLASS CV SL #17		F863226	F	1	08-04-2023
8937 WINDLASS CV SL #16		F863226	F	1	08-04-2023
8944 WINDLASS CV SL #14		F863226	F	1	08-04-2023
8957 WINDLASS CV SL #15		F863226	F	1	08-04-2023
<u> </u>					



## **Summary of Changes to Total Number of Facilities**

	Summary of Changes to Total Number of Facilities						
Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
PMF0001				34	9.610000		326.74
PMF0001				2	9.610000		19.22
F863226	65	7000	F	34	12.750000	748	433.50
F863226	65	7000	F	2	12.750000	44	25.50

**ESLA** 



For: 08-22-2023 to 09-21-2023 (30 days) **kWh/Day:** 93 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226 Energy Non-energy Fixtures Maintenance	65	7000	F	127	0.800000 10.500000 1.450000	2,794	101.60 1,333.50 184.15
PMF0001 Non-energy Fixtures				127	9.610000		1,220.47
UCNP Non-energy Maintenance				4,464	0.048650		217.17
Additional lighting facility Non-energy	y charge						148.21

Account Number:

94944-10112



For: 08-22-2023 to 09-21-2023 (30 days) **kWh/Day:** 93 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
	,	•		Nor	Energy sub total		101.60 3,103.50
	Sub tota					2,794	3,205.10
	Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credi Storm protection recovery charge Fuel charge Electric service amoun Gross receipts tax (State tax Regulatory fee (State fee				t recovery charge t recovery charge n recovery charge nsition rider credit n recovery charge Fuel charge service amount pts tax (State tax) ory fee (State fee)		1.06 0.45 1.23 42.64 -11.57 8.05 86.19 3,333.15 5.89 2.41 202.72 33.42
Tot					Total	2,794	3,577.59



For: 07-21-2023 to 08-22-2023 (32 days) kWh/Day: 86 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226 Energy Non-energy Fixtures Maintenance	65	7000	F	125	0.800000 10.500000 1.450000	2,750	100.00 1,312.50 181.25
PMF0001 Non-energy Fixtures				125	9.610000		1,201.25
UCNP Non-energy Maintenance				4,464	0.048650		217.17
Additional lighting facilit Non-energy	y charge						148.21



For: 07-21-2023 to 08-22-2023 (32 days) kWh/Day: 86 Service Address: STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Nor	Energy sub total energy sub total		100.00 3,060.38
					Sub total	2,750	3,160.38
	Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credi Storm protection recovery charge Fuel charge Electric service amoun Gross receipts tax (State tax Regulatory fee (State fee				t recovery charge t recovery charge n recovery charge nsition rider credit n recovery charge Fuel charge service amount ots tax (State tax) ory fee (State fee)		1.05 0.44 1.21 41.97 -11.39 7.92 84.84 <b>3,286.42</b> 5.80 2.37
					Total	2,750	3,527.41



FPL.com Page 14

## **Account Activity Summary**

Previous Statement Balance			2,642.03
Payments			5,284.06CR
Additional Activity			
Months Credited			
Service To Date			
09-21-2023 08-22-2023	2,642.03CR 2,642.03CR		
Other Activity (+ or -)	2,641.93		
Total Additional Activity	2,642.13CR		2,642.13CR
New Charges			
Months Rebilled			
Service To Date			
09-21-2023		3,577.59	
08-22-2023		3,527.41	
Current Month Bill			
Service To Date			
10-23-2023		3,577.59	
Total New Charges		10,682.59	10,682.59
Total Now Due			5,398.53

# Illuminations Holiday Lighting

8606 Herons Cove PI Tampa, FL 33647 Tim Gay

(813) 334-4827

TO:

Eagle Pointe CDD c/o Rizzetta & Co 3434 Colwell Ave; Ste 200 Tampa, FL 33614

(813) 994-1001

## JOB DESCRIPTION

Holiday Lighting and Decoration for Eagle Pointe

	ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
	Olyhbayaa	
	Clubhouse	40.450.00
	Install warm white C9s outlining front edge of clubhouse, all peaks and dormers	\$2,150.00
	Install warm white, LED mini lights in 2 palm trees front center of clubhouse	\$800.00
	Entrance - Carter Rd and Barrier Coast Trail	
Main	Install warm white C9s outlining top of 3 column caps	\$2,535.00
Entrance	Install warm white C9s outlining top of Isles at Bayview sign (both sides)	. ,
	Install 6 x 36" wreaths with lights and bows on both sides of 3 monument columns	
	Install warm white LED mini lights on palm tree in front of center median sign	\$400.00
	Install warm white LED mini lights in 2 palm trees in center median	\$800.00
	Center Median Total	\$3,735.00
	50% Center Median Total	\$1,867.50
	30% Center Median Total	φ1,007.30
	Install warm white LED mini lights in 2 palm trees on exit	\$800.00
	Entrance - Barrier Coast Trail and Moon Sail	
	Install permanent track lighting outlining top edge of entrance sign and column cap	\$4,125.00
	includes backside of sign	
	TOTAL	\$9,742.50
	50% Deposit Required DEPOSIT	\$4,871.25
	AMOUNT DUE	\$4,871.25

<sup>\*</sup> Price includes rental of materials, labor, installation, service and removal.

\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay		11/1/2023
PREPARED BY	•	DATE

<sup>\*</sup> Remaining balance of project due upon receipt of invoice after installation.

## TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

**Invoice** 

11/1/2023 78782

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

2023

P.O. No.	Terms	Due Date	Rep
	Net 20	11/21/2023	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement - November

1,623.00

LOCATION: Isles of Bayview 11450 Moonsail Dr Parrish, FL 34221

Sales Tax (0.0%) \$0.00

**Total** \$1,623.00

**Balance Due** \$1,623.00

Phone #	Fax#
941-907-8141	941-907-8142

## TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

**Invoice** 

11/3/2023 1255

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614



90.11

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 15	11/18/2023	

## **OCTOBER 2023 SUPPLIES**

Janitorial Supplies by Jan-Pro of Manasota ORDER:7616476096 DATED:101023

ITEMS: (1CS) Multifold Paper Towels ,(1CS) 55-60 Gal Trash Bags.

Sales Tax (0.0%) \$0.00

**Total** \$90.11

Balance Due \$90.11

Phone #	Fax#
941-907-8141	941-907-8142

## Invoice

Jason johnson, 30th street west, Bradenton FL, United States

## **BILL TO**

Eagle Pointe CDD 16906 Rivers Reach Blvd, Parrish FL 34219 United States Invoice No.: Issue date:

004 10/26/2023

Due date:

10/26/2023

Payment method:

Transfer

Account No. 2384793887

Routing Number 063107513

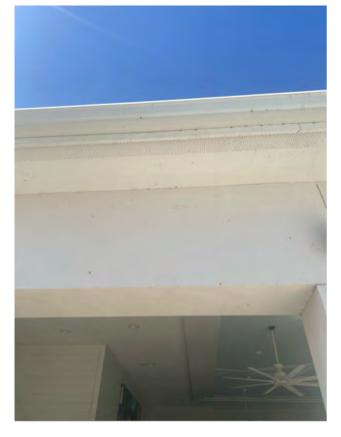
10/26/2023

Total due (USD) **\$350.00** 

clean windows

Description	Quantity	Unit price (\$)	Amount (\$)
Cleaned windows	1	350.00	350.00
clean windows are done			

Total (USD): \$350.00



## Attachment 1

■ mujahidjohnson5@gmail.com

**\+**19412660604

✓ mujahidjohnson5@gmail.com















## **Please Remit Payment to:**

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 237396

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
10/31/23	11/30/2023
Account Owner	PO#
Delfino Agustin	

Item	Amount
#193867 - Eagle Pointe CDD - 2023 Maintenance Contract	
October St. Aug Fert - 10/17/2023	\$1,348.00
October Bahia Fert - 10/17/2023	\$450.00
October Ornamental Fert - 10/17/2023	\$1,200.00
October Palm Fert - 10/16/2023	\$750.00
Insect and Disease Control - 10/17/2023	\$400.00

Grand Total \$4,148.00



1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$8,299.43	\$0.00	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

## **Please Remit Payment to:**

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 238156

Bill To	
Eagle Pointe CDD - Maintenance	
c/o Rizzetta and Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
11/01/23	12/1/2023
Account Owner	PO#
Delfino Agustin	

ltem Amount

#193867 - Eagle Pointe CDD - 2023 Maintenance Contract November 2023

\$6,189.33 RECEIVE 11/07/23

**Grand Total** \$6,189.33

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$14,488.76	\$0.00	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

## KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2023

**Check Remit To:** 

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3296767 Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

Eagle Pointe CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3296767

32923-1

## Re: General Counsel

## For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	30.00	Testa Research
09/08/23	J. Gillis	0.40	76.00	Coordinate response to auditor letter update
09/14/23	J. Earlywine	0.70	206.50	Prepare for and attend Board meeting; follow-up
09/20/23	J. Earlywine	0.30	88.50	Review records; email regarding audit records
09/22/23	A. Ligas	0.20	47.00	Review maintenance agreements and corresponding maps
09/25/23	A. Ligas	0.20	47.00	Prepare amenity rental application and volunteer waiver; send district staff the same
09/26/23	A. Ligas	0.20	47.00	Prepare property due diligence report; prepare corrective deed
TOTAL HOU	JRS	2.10		

## KUTAK ROCK LLP

Eagle Pointe CDD October 24, 2023 Client Matter No. 32923-1 Invoice No. 3296767 Page 2

TOTAL FOR SERVICES RENDERED \$542.00

TOTAL CURRENT AMOUNT DUE \$542.00

**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-171006

EAGLE POINTE CDD 11005 MOONSAIL DR

27-OCT-2023 **BILLING DATE:** 

**DUE DATE:** 17-NOV-2023

#### A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance: Payments Received: Balance Forward:				171.71 171.71 0.00
			Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	123541	126521	2980	122.18 122.18
			Total Amount Due:	4 40			\$122.18

No residential garbage and/or recycling collection on Thursday, November 23rd due to the Thanksgiving Holiday. Collection services will be delayed one day during that week. Call 941.792.8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



MC-1250-19

MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

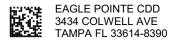
☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	11005 MOONSAIL DR
ACCOUNT NUMBER	327091-171006
BILLING DATE	27-OCT-2023
DUE DATE	17-NOV-2023
TOTAL AMOUNT NOW DUE:	\$122.18
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1027A 7000005638 00.0018.0173 5592/1 5592 1 MB 0.561





լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 **BRADENTON FL 34206-5350** 

## MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

## RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

**WASTE WATER (SEWER) QUANTITY RATES** 

0 - 10,000 Gallons \$ 5.71

PER 1.000 GALLONS

#### PER 1,000 GALLONS

## For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350 PAY ONLINE: Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

# **Hurricane Season Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.



## **PAYMENT LOCATIONS**

## **Manatee County Utilities Department** LOBBY CLOSED

24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210

Pay by phone 24/7 866-257-0749

Amscot Locations - Cash only There is a convenience fee for using this service

Walmart Locations

There is a convenience fee for using this service

options visit: www.mymanatee.org/utilities

For other convenient payment

**Manatee County** Tax Collector

24 Hour Drop Box Location

819 301 Blvd. W. Bradenton, FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

<b>MAILING</b>	<b>ADDRESS</b>	<b>CHANGE</b>
----------------	----------------	---------------

Address: State: Zip: City: Home #: Cell #: Contact Name: Phone:

Mailing address changes are not effective until registered with the United States Post Office. Complete an official change of address form at your local post office

or visit www.usps.com

**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities ACCOUNT NUMBER: 327091-179344

EAGLE POINTE CDD 8420 BREAKERS LN BILLING DATE: 27-OCT-2023 DUE DATE: 17-NOV-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance: Payments Received: Balance Forward:				28.17 28.17 0.00
			Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	18831	19073	242	9.92 9.92
			Total Amount Due:	11 64			\$9.92

No residential garbage and/or recycling collection on Thursday, November 23rd due to the Thanksgiving Holiday. Collection services will be delayed one day during that week. Call 941.792.8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	8420 BREAKERS LN
ACCOUNT NUMBER	327091-179344
BILLING DATE	27-OCT-2023
DUE DATE	17-NOV-2023
TOTAL AMOUNT NOW DUE:	\$9.92
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1027A 9000000087 00.0000.0076 85/1



EAGLE POINTE CDD 3434 COLWELL AVE TAMPA FL 33614-8390



PO BOX 25350 BRADENTON FL 34206-5350

## MCUD CUSTOMER SERVICE: (941) 792-8811

www.mymanatee.org/utilities

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

## RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

**WASTE WATER (SEWER) QUANTITY RATES** 

0 - 10,000 Gallons \$ 5.71

PER 1.000 GALLONS

#### PER 1,000 GALLONS

## For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350 PAY ONLINE: Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

# **Hurricane Season Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.



## **PAYMENT LOCATIONS**

## **Manatee County Utilities Department** LOBBY CLOSED

24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210

Pay by phone 24/7 866-257-0749

Amscot Locations - Cash only There is a convenience fee for using this service

Walmart Locations

There is a convenience fee for using this service

options visit: www.mymanatee.org/utilities

For other convenient payment

**Manatee County** Tax Collector

24 Hour Drop Box Location

819 301 Blvd. W. Bradenton, FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

<b>MAILING</b>	<b>ADDRESS</b>	<b>CHANGE</b>
----------------	----------------	---------------

Address: State: Zip: City: Home #: Cell #: Contact Name: Phone:

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**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities **ACCOUNT NUMBER: 327091-179835** 

EAGLE POINTE CDD 11450 MOONSAIL DR BILLING DATE: 27-OCT-2023 DUE DATE: 17-NOV-2023

UE DATE: 17-NOV-2023

#### A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
		Previous Balance: Payments Received: Balance Forward:				541.07 541.07 0.00
09/22 10/19	27	Wtr Com. Individual	4050	4291	241	
		Water Usage				62.18
		Cost Of Basic Service				63.79
		Reclaim Wtr WasteWtr Cust	10558	10745	187	
		Reclaim Water Common Area			• • •	7.67
		Swr Com Individual			241	
		Sewer Usage				137.61
		Cost Of Basic Service				180.35
		F2_Com. Solid Waste				
		Commercial Can				17.95
		Commercial Can				70.32
		Total New Charges				539.87
		Total Amount Due:				\$539.87

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



MC-1250-19

MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

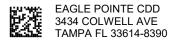
CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	11450 MOONSAIL DR
ACCOUNT NUMBER	327091-179835
BILLING DATE	27-OCT-2023
DUE DATE	17-NOV-2023
TOTAL AMOUNT NOW DUE:	\$539.87
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1027A 9000000086 00.0000.0075 84/1





Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illight | Illigh

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PER 1.000 GALLONS

#### PER 1,000 GALLONS

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**Manatee County** Tax Collector

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819 301 Blvd. W. Bradenton, FL 34205

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<b>MAILING</b>	<b>ADDRESS</b>	<b>CHANGE</b>
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or visit www.usps.com



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 15767412 Invoice Date 10/21/2023 Completed Date 10/21/2023 Payment Term Due Upon Receipt Due Date 10/21/2023

Billing Address Eagle Pointe CDD- Isles of Bayview 11450 Moonsail Drive Parrish, FL 34219 USA Job Address

Eagle Pointe CDD- Isles of Bayview 11450 Moonsail Drive Parrish, FL 34219 USA

## **Description of work**

Removed burnt two inch conduit and 3/4 inch conduit and replaced. Installed a new meter can and new main breaker panel. Installed a Gfci receptacle below the panel. Pulled in new 30a circuitry to pump. Pulled in new #3 wire from hand hole to panel. Landed the grounding system and properly secured all conduits.

Task#	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$9,310.00	\$9,310.00
			Sub-Total Tax	\$9,310.00 \$0.00
			Total Payment	\$9,310.00 \$0.00
			Balance Due	\$9,310.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

NNNN



Your Touchstone Energy® Cooperative KD

**Customer Care** Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F

855-386-9924 24/7 800-282-3824 24/7

www.preco.coop

**EAGLE POINTE CDD CANICE SMITH** 

Bill Date Account # Member #

11/01/2023 182570001 200199

# **Monthly Energy Use**



**TOTAL AMOUNT DUE** 

**Bank Draft is** scheduled for 11/22/2023

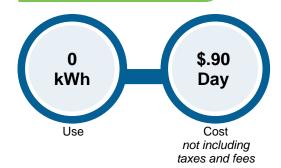


Detailed usage information is available on the SmartHub App or www.preco.coop

# Monthly Energy Use Comparison

0 0 This Month Last Month This Month 31 Days 31 Days Last Year 0 Days

Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

182570001 11404 CARTER RD

**Bank Draft Amount** 

\$31.67

is scheduled for 11/22/2023

Check here to indicate address or phone # change on back.



4 641

EAGLE POINTE CDD CANICE SMITH 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547



ել|Սեիժիվեովը,ՍկեՍիլիկիլիկիլ|Սիժ||իկոլեհեիժրվ

<b>Account</b> 182570001	<b>Service Address</b> 11404 CARTER RD					•		Board District 8
Meter #	Servic From	e Period To	Re Previous		ngs Present	Meter Multiplier	kWh Usage	kW Reading
38346673	09/25/2023	10/26/2023	979		979	1.0	0	0.0
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	-\$32.18 <b>\$0.00</b> \$31.67	Current Charges  8 Facilities Use Charge Property Tax Recovery Fee Gross Receipts Tax			\$28.00 \$0.61 \$0.73 \$2.04 \$0.29	
					Bank	c Draft A	mount	\$31.67



# Celebrate the season with your one-time donation to Operation Round Up. □\$5.00 □\$10.00 □\$25.00 □\$\_

Signature\_

Complete the section above and return it with your electric bill payment. Your one-time donation will appear on your next bill.

Mailing Add	ress or Phone Number	Changes			
Permanent	Temporary (from	//	_ to/_	/_	)
Mailing Address.					
City		State	Zip		
Homa Phona		Coll Phono			



**Online** Pay your bill at www.preco.coop



**Mobile App** Download the SmartHub App from the App Store or Google Play.



By Phone Call 855-386-9924 to make a payment.



ocations. Wauchula 210 Metheny Rd Lakewood Ranch 14505 Arbor Green Trail



Invoice # 109951

BI# 10134

11/01/2023

EAGLE POINTE CDD C/O RIZZETTA & COMPANY 3434 COLWELL AVE SUITE 200 TAMPA FL 33614

#### EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2020 (2020 PROJECT ASSESSMENT AREA) BI # 10134

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 08/01/2023

ANNUAL FEE \$3,750.00

Total Due: \$3,750.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

10134

Wire ABA # 121000248 or ACH ABA # 026012881 Wells Fargo Account # 2020050839788 Account Name: SEI Private Tr Co ACF Regions Bank

FFC: G067Z08

Reference Invoice # 109951

Due Date 08/01/2023

Amount Due \$3,750.00



Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

# Invoice

Date	Invoice #
10/27/2023	INV0000084885

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms	CI	ient Number
	October	Upon Receipt	0	0060
Description		Qty	Rate	Amount
Personnel Reimbursement		1.00	51,654.72	\$1,654.72
		Subtotal		\$1,654.72

RECEIVED 10/27/23

Subtotal	\$1,654.72
Total	\$1,654.72

# Invoice

Date	Invoice #
11/1/2023	INV0000084906

#### Bill To:

EAGLE POINTE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Terms	<u>.                                      </u>	Clia	nt Number
	November	Upon Re		002	
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,670.	75	\$1,670.75
Administrative Services		1.00	\$417.		\$417.67
Financial & Revenue Collections		1.00	\$334.		\$334.17
Landscape Consulting Services		1.00	\$600.		\$600.00
Management Services		1.00	\$1,865.		\$1,865.67
Website Compliance & Management		1.00	\$100.		\$100.00
g			*	.	*******



Subtotal	\$4,988.26
Total	\$4,988.26

# Invoice

Date	Invoice #
10/31/2023	INV0000085039

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms	s		ient Number
	October	Upon Re	eceipt	00	0060
Description		Qty	Rate		Amount
Auto Mileage & Travel Cell Phone		125.76 50.00	\$ \$	1.00	\$125.76 \$50.00
		Subtotal			\$175.76
		Total			\$175.76

# Invoice

Date	Invoice #
11/10/2023	INV0000085061

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00060

Description	Qty	Rate	Amount
Description General Management & Oversight Personnel Reimbursement	1.00	\$520.00	\$520.00
Personnel Reimbursement	1.00	\$1,744.68	\$520.00 \$1,744.68
. c.ccc.		ψ.,	ψ.,

RECEIVED 11/10/23

Subtotal	\$2,264.68
Total	\$2,264.68

# Invoice

Date	Invoice #
11/24/2023	INV0000085690

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00060

	November	Upon Re	ceipt	00060
Description		Qty	Rate	Amount
Personnel Reimbursement		1.00	\$1,734.39	\$1,734.39
				1
				•

RECEIVE D

Subtotal	\$1,734.39
Total	\$1,734.39



October 24, 2023

Invoice Number: 0442567102423 Account Number: 8337 12 015 0442567

Service At: 11450 MOONSAIL DR

PARRISH FL 34219-1872

#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

Summary Service from 10/24/23 through 11/23/23 details on following pages	
Previous Balance	169.92
Payments Received -Thank You!	-169.92
Remaining Balance	\$0.00
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	127.97
Spectrum Business™ Voice	19.99
Taxes, Fees and Charges	1.97
Current Charges	\$169.92
YOUR AUTO PAY WILL BE PROCESSED 11/11/23	
Total Due by Auto Pay	\$169.92

**Auto Pay Notice** 

#### **NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



#### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

# Spectrum BUSINESS\*

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1200 NO RP 24 10252023 NNNNNNNN 01 989875

EAGLEPOINT COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

October 24, 2023

**EAGLEPOINT COMMUNITY** 

Invoice Number: 0442567102423
Account Number: 8337 12 015 0442567
Service At: 11450 MOONSAIL DR
PARRISH FL 34219-1872

**Total Due by Auto Pay** 

\$169.92

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 Page 2 of 4 October 24, 2023

EAGLEPOINT COMMUNITY DEVELOPMENT

Invoice Number: 0442567102423 Account Number: 8337 12 015 0442567



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8337 1200 NO RP 24 10252023 NNNNNNNN 01 989875

Charge Details		· ·
Previous Balance		169.92
EFT Payment	10/11	-169.92
Remaining Balance		\$0.00

Payments received after 10/24/23 will appear on your next bill. Service from 10/24/23 through 11/23/23

Spectrum Business™ TV	
Spectrum Business TV	24.99
Essentials	
Promotional Discount	-5.00
	\$19.99
Spectrum Business™ TV Total	\$19.99

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-100.00
Business WiFi	7.99
	\$127.97
Spectrum Business™ Internet Total	\$127.97

Spectrum Business™ Voice	
Phone number (941) 981-5846	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	\$19.99

#### Spectrum Business™ Voice Continued

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total

\$19.99

Taxes, Fees and Charges	
Communications Services Tax	1.97
Taxes, Fees and Charges Total	\$1.97
Current Charges	\$169.92
Total Due by Auto Pay	\$169.92

#### **Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds
Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





## Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

# Invoice

Date	Invoice #
11/1/2023	9797

Bill To		
Eagle Pointe CDD		

P.O. No.	Terms	Project
Nov 2023	Net 30	

Quantity		Desc	cription				
			Description			Rate	Amount
	bottom of sw Operational of	ool Service including chemical imming pool, vacuuming, tile checks of pumps, filter system, nicals Included.	cleaning and sl	kimming.		1,100	0.00 1,100.00
Thank you for you	one #			RECEIV	ED	Total	\$1,100.00

(727) 271-1395

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · RIVERVIEW, FLORIDA</u>

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

# Operation and Maintenance Expenditures December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total iten	ns being presented:
Approval of E	Expenditures: <b>\$82,497.12</b>
	Chairperson
	Vice Chairperson
	Assistant Secretary

# **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Action Security, Inc.	100234	24667	Monthly Monitoring Service 12/23	\$	195.00
Broadway Catering, Inc.	100228	Broadway 120223	Breakfast with Santa Event	\$	1,919.00
Childlike Productions	100229	Childlike 120523	Breakfast with Santa Event	\$	450.00
Eagle Pointe CDD			Debit Card Replenishment 12/04/23	\$	978.38
Eagle Pointe CDD			Debit Card Replenishment 12/14/23	\$	761.39
Eco-Logic Services, LLC	100235	3307	Lake & Mitigation Services 10/23	\$	3,835.00
Eco-Logic Services, LLC	100235	3399	Lake & Mitigation Services 11/23	\$	2,770.00
Florida Power & Light Company	ACH	09468-99440 10/23	11450 Moonsail Dr #AMNTY 10/23	\$	1,630.39
Florida Power & Light Company	ACH	09468-99440 11/23	11450 Moonsail Dr #AMNTY 11/23	\$	1,739.06
Florida Power & Light Company	ACH	62286-79491 12/23	8205 Barrier Coast TRL 11/23	\$	79.28
Florida Power & Light Company	ACH	77602-89491 11/23	11004 Moonsail Dr # Sign 11/23	\$	35.59
Florida Power & Light Company	ACH	94944-10112 11/23	Street Lights # Isles at Bayvi 11/23	\$	3,577.59
Illuminations Holiday Lighting, LLC	100236	51123	Receptacle Install 11/23	\$	1,000.00

# **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Jan-Pro of Manasota	100237	1267	Janitorial Supplies 11/23	\$	115.40
Jan-Pro of Manasota	100237	79185	Janitorial Services 12/23	\$	1,623.00
Jessica Buehler	100231	Buehler 120523	Breakfast with Santa Event	\$	500.00
Juniper Landscaping of Florida,	100238	235879	Irrigation Repairs 10/23	\$	4,151.43
LLC Juniper Landscaping of Florida,	100238	241915	Irrigation Repairs 11/23	\$	950.00
LLC Juniper Landscaping of Florida,	100238	241936	Mulch Install 11/23	\$	26,000.00
LLC Juniper Landscaping of Florida,	100238	241937	Tree Replacement 11/23	\$	2,636.60
LLC Juniper Landscaping of Florida,	100238	241947	Fertilization & Insect and Disease	\$	1,300.00
LLC Juniper Landscaping of Florida,	100238	242559	Control 11/23 Grounds Maintenance 12/23	\$	6,189.34
LLC Kutak Rock, LLP	100239	3310433	Legal Services 10/23	\$	2,760.50
Manatee County Utilities	ACH	327091-171006 11/23	11005 Moonsail Dr. 11/23	\$	134.77
Department Manatee County Utilities	ACH	327091-179344 11/23	8420 Breakers Ln. 11/23	\$	0.41
Department Manatee County Utilities Department	ACH	327091-179835 11/23	11450 Moonsail Dr. 11/23	\$	632.52

# **Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Nick Knows LLC	100240	EPCDD72	Bike Rack & Concrete Slab Installation 12/23	\$	5,500.00
PC Consultants	100241	108290	Computer - IT Troubleshooting 12/23	\$	79.00
Peace River Electric Cooperative, Inc.	ACH	182570001 11/23	11404 Carter Rd 11/23	\$	32.79
Rizzetta & Company, Inc.	100230	INV0000085710	District Management Fees 12/23	\$	5,288.26
Rizzetta & Company, Inc.	100232	INV0000085846	Personnel Reimbursement 12/08/23	\$	2,229.29
Rizzetta & Company, Inc.	100233	INV0000085871	Out of Pocket Expenses 11/23	\$	205.89
Rizzetta & Company, Inc.	100244	INV0000086338	Personnel Reimbursement 12/22/23	\$	1,728.32
Spectrum	ACH	442567112423	Internet Service 12/23	\$	169.92
Suncoast Pool Service, Inc.	100242	9871	Monthly Pool Maintenance 12/23	\$	1,100.00
Tier 1 Pest Solutions LLC	100243	45688	Pest Control Services 11/23	\$	199.00
Report Total				\$	82,497.12

#### **ACTION SECURITY, INC.**

1505 Manor Rd Englewood, FL 34223 Sales@ActionSecurityFL.com

# Invoice



#### **BILL TO**

Isles at Bayview CDD aka Eagle
Pointe CDD
Isles at Bayview CDD
c/o Rizzetta & Company, 5844 Old
Pasco Rd Ste 100 Wesley Chapel, FL
33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24667	12/01/2023	\$195.00	12/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes:	1	195.00	195.00
*CCTV assistance with monitoring, video search reports, and technical issues *Database Management *Discounted service rates by eliminating the 2-hour minimum for non-service agreement customers			

FL Contractor ES12001404 BALANCE DUE \$195.00

Thank you, we appreciate your business!



# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida · (813) 533-2950</u> Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

# **Check Request**

Amount: \$1919.00

Date requested: 12/2/2023

Event Date 12/9/2023

Payable to: Broadway Catering Inc

Address: 11450 Moonsail Dr

Parrish, FL. 34219

Description: Breakfast with Santa Event

Requestor: Joseph R McCallister

Special Instructions: Please send to Eagle Pointe before 12/8/2023

Approved by: Matt O'Nolan

Matt O'Nolan, District Manager



# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950 Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

# **Check Request**

Amount: \$450.00

Date requested: 12/5/2023

**Event Date** 12/9/2023

Payable to: Childlike Productions

Address: 11450 Moonsail Dr

Parrish, FL. 34219

Description: Breakfast with Santa Event

Requestor: Joseph R McCallister

Special Instructions: Please send to Eagle Pointe before 12/8/2023

Approved by:

Matt O'Nolan, District Manager

Matt O'Nolan

Clubhouse Debit Card For the Month

Limit \$1,500.00 December 2023

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

				Clubhouse	Clubhouse	Clubhouse
				Office Supplies	Holiday Decorations	Misc. Contingency
				001-57200-5101	001-53900-4680	001-57900-6409
Date	Vendor Name	Description	Amount			
11/30/23	Amazon	Disposable Silverware and Cups	(59.91)	(59.91)		
12/01/23	At Home	Christmas Decorations	(59.94)		(59.94)	
12/02/23	Amazon	Christmas Backdrop, Tree Red Curtain, Fireplace Decoration	(328.65)		(328.65)	
12/07/23	Publix	Water	(34.95)	(34.95)		
12/07/23	Amazon	Horizontal Yard Sign	(86.62)			(86.62)
12/07/23	Amazon	Real Estate Yard Sign	(160.23)			(160.23)
12/08/23	Debrown, LLC	Round Table Rental	(228.86)			(228.86)
12/08/23	Goodwill	Christmas Red Curtains	(19.22)		(19.22)	
	TOTAL	001-10201-206	(978,38)	(94.86)	(407.81)	(475.71)

DM Approval: Watt O'Nolan

Date: 12/14/23



#### Details for Order #111-4615647-7673850

Print this page for your records.

Order Placed: November 30, 2023

Amazon.com order number: 111-4615647-7673850

Order Total: \$59.91

### **Not Yet Shipped**

Price **Items Ordered** 

1 of: WELLIFE 350 Pieces Gold Plastic Plates with Disposable Silverware and Cups, Include: 50 Dinner Plates 10.25", 50 Dessert Plates 7.5", 50 Gold Rim Cups 9 OZ, 50

Gold Cutlery

Sold by: WELLIFE (seller profile)

Supplied by: Other

Condition: New

#### Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

#### Shipping Speed:

FREE Prime Delivery

# **Payment information**

Payment Method: Item(s) Subtotal: \$55.99 Visa ending in 3814

Shipping & Handling: \$0.00

\$55.99

Billing address Total before tax: \$55.99

Shari A Leiterman Estimated tax to be collected: \$3.92

1218 Millenium Center Parkway Suite 222/ Box 4 Grand Total: \$59.91

Brandon, FL 33511

United States

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

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# at hime

Store 301

VERIFIED BY FIN

... CHONGE ....

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ACCT#: #NANHAMANANA.814
AID: . A0000000980840
AUTHORIZETION MEER . ISSUER
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Hasskell en Breeintless Beturns

No receipt? We problem! Between of unused items in original packaging will be fully refunded within 60 days (90 days: if you've an Inside: Perks member) with proof of purchase crough your Inside: Perks account, or credit card, or receipt and valid ID. If your purchase cannot be verified, you'll be issued a store credit based on the current price of the item(s).

Christmas mercha diselectumed after December 25 will be refunded for the current price of the item(s). We cannot provide each inges or price changes, or accept returns on mattriceses, or Items marked "All Sales Final". Pro lucis between via PICKUP (our delivery partner) must be returned in-store.



#### Final Details for Order #111-3790227-5504240

Print this page for your records.

Order Placed: December 2, 2023

Amazon.com order number: 111-3790227-5504240

Order Total: \$328.65

## Shipped on December 5, 2023

Items Ordered Price

2 of: LYCGS 10X10ft Christmas Backdrop Christmas Window Backdrop Christmas Tree Red Curtain Car Christmas Photo Background Christmas Backdrops for Photography X-

Sold by: LYXCSM (<u>seller profile</u>)
Supplied by: LYXCSM (<u>seller profile</u>)

Condition: New

Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

Shipping Speed:

Delivery in fewer trips to your address

# Shipped on December 6, 2023

Items Ordered Price

4 of: 108 inch Round Tablecloth Washable Polyester Table Cloth Decorative Table Cover \$16.77 for Wedding Party Dining Banquet (108 inch, White)

Sold by: joshine party (<u>seller profile</u>) Supplied by: joshine party (<u>seller profile</u>)

Condition: New

Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

Shipping Speed:

Delivery in fewer trips to your address

# Shipped on December 5, 2023

Items Ordered Price

1 of: SJOLOON 10x10FT Christmas Photography Backdrops Child Christmas Fireplace Decoration Background for Photo Studio (11209)

Sold by: Tuwang (<u>seller profile</u>)
Supplied by: Tuwang (<u>seller profile</u>)

\$46.98

\$49.50

Condition: New

#### **Shipping Address:**

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

#### Shipping Speed:

Delivery in fewer trips to your address

## Shipped on December 4, 2023

Items Ordered Price

1 of: Full Size Hot Glue Gun, Hot Glue Gun kit with 60W/OFF/100W Dual Power and 28 \$22.99

Hot Glue Sticks (7.5" L), Fast Preheating Heavy Duty Industrial Gluegun

Sold by: QIBONGE (seller profile)
Supplied by: QIBONGE (seller profile)

Condition: New

4 of: Efavormart 90"x132" White Polyester Rectangular Tablecloth

\$17.98

Sold by: EfavorMart (seller profile)

Supplied by: Other

Condition: New

#### Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

#### Shipping Speed:

Delivery in fewer trips to your address

# **Payment information**

Payment Method:Item(s) Subtotal: \$307.97Visa ending in 3814Shipping & Handling: \$0.00

Billing address Your Coupon Savings: -\$0.84

Joe McCallister Total before tax: \$307.13
3434 COLWELL AVE Estimated tax to be collected: \$21.52

TAMPA, FL 33614-8390

United States Grand Total: \$328.65

Credit Card transactions

Visa ending in 3814: December 6, 2023: \$328.65

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

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Kings Crossing 4854 Sun City Center Blvd Sun City Center, FL 33573 Store Manager: Kim Taylor 813-633-3440

PURE LIFE 5 @	6.99	34.95	F
Order To Sales	Tax	34.95	
Grand To	tal Payment	34.95 34.95	
Change	dymeric	0.00	

Receipt ID: 0732 C7N 778 342

Trace #: 770081

Reference #: 0696428179 Acct #: XXXXXXXXXXXXXXX3814 Debit Purchase FROM CHECKING Amount: \$34.95

Auth #: 047211

DEBIT CARD A0000000980840 Entry Method: Mode:

PURCHASE US DEBIT Chip Read Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1 12/07/2023 8:25 S0732 R177 8342 C0777

Join the Publix family! Apply today at apply.publix.jobs. We're an equal opportunity employer.

Publix Super Markets, Inc.





# Final Details for Order #111-2939283-1804241

Print this page for your records.

Order Placed: December 7, 2023

Amazon.com order number: 111-2939283-1804241

Order Total: \$86.62

### Shipped on December 7, 2023

Items Ordered Price

1 of: TEN (10) Pack Custom + Personalized 18x24" Horizontal Yard Sign (Outdoor, Weatherproof Corrugated Plastic) Metal Stake Included, by Legit Fast Printing

Sold by: LEGIT FAST PRINTING (seller profile)

Supplied by: Other

Condition: New

#### Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

#### **Shipping Speed:**

Standard Shipping

# **Payment information**

Payment Method:Item(s) Subtotal: \$89.95Visa ending in 3814Shipping & Handling: \$0.00

Billing address

Your Coupon Savings: -\$9.00

Joe McCallister

3434 COLWELL AVE

Total before tax: \$80.95

TAMPA, FL 33614-8390 Estimated tax to be collected: \$5.67

United States

Credit Card transactions Vi

Grand Total: \$86.62

\$89.95

visa ending in 3814: December 7, 2023: \$86.62

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

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#### Details for Order #111-4727690-7734620

Print this page for your records.

Order Placed: December 7, 2023

Amazon.com order number: 111-4727690-7734620

Order Total: \$160.23

## **Preparing for Shipment**

Items Ordered Price

1 of: justsignframes Real Estate Yard Sign Metal H Frame (5-pack) w/Rider - Steel H Frame Yard Stakes, 18" x 24" Yard Sign Stakes, Yard Sign Stands, Open House Signs

for Real Estate (1 Main, 1 Rider)
Sold by: justsignframes (seller profile)

Supplied by: Other

Condition: New

#### **Shipping Address:**

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

#### Shipping Speed:

Standard Shipping

## **Payment information**

**Payment Method:** 

Visa ending in 3814

Item(s) Subtotal: \$149.75 Shipping & Handling: \$0.00

-----

\$149.75

Billing address

Joe McCallister 3434 COLWELL AVE TAMPA, FL 33614-8390 United States Total before tax: \$149.75

Estimated tax to be collected: \$10.48

----

Grand Total: \$160.23

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

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# INVOICE

# **DEBROWN, LLC**

qualityservicesdebrown@gmail.com; Website: Www.debrownllc.com

Invoice No#: 0142

Invoice Date: Nov 29, 2023

Due Date: Dec 8, 2023



PAID

\$0.00

#### BILL TO

Joe Mccallister jmccallister@rizzetta.com

### SHIP TO

Joe Mccallister

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	60 Inch Round Table	9	\$8.00	\$72.00*
	9 x \$8.00   Sales tax 7% (\$5.04)			
2	8ft. Table	2	\$8.50	\$17.00 <sup>*</sup>
	2 x \$8.50   Sales tax 7% (\$1.19)			
3	Chair	70	\$1.25	\$87.50 <sup>*</sup>
	70 x \$1.25   Sales tax 7% (\$6.13) White			
4	Delivery fee	1	\$40.00	\$40.00
		Subtotal		\$216.50
		Tax Sales tax (7%)		\$12.36
		TOTAL		\$228.86 USD
	*	Amount paid		\$228.86
		AMOUNT DUE		\$0.00 USI
				*Tayabla itay

\*Taxable item

#### 10596 Gandy Blvd. St. Petersburg, Florida 33702 (727) 523-7354

Store:105 Term:105-REG2 Drawer:1 Cashier:Samantha041 Order: 1005-19-2168-63015 12/08/23 05:31 P

> To ensure you Lowest prices: NO REFUNDS and NO EXCHANGES "All Items Sold As Is" THANKS for shopping GOODWILL!

Item A F751015B003820EA8060	Price	
Household Medium Tag color: GREEN A F751015B003820EA8060 Household Medium Tag color: GREEN		
Sub-Total	 \$	17.96
Discounts	\$	0.00-
Taxes	\$	1.26
Total	\$	19.22
Purchased:		2
Returned:		0
Tax Breakdown:		
A @ 7.00%		\$1.26
Credit	 \$	19.22-
VISA 3814		15220
MCCALL ISTER/JOE		

Thank you for shopping at Goodwill.

Your purchases support employment services
locally
Learn more at www.goodwill-suncoast.org
Find more online at shopgoodwill.com



Clubhouse Debit Card Limit \$1,500.00 For the Month December 2023

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Office Supplies	Holiday Decorations	Dues, Licenses, and Fees	Misc. Contingency
				001-57200-5101	001-53900-4680	001-51300-4902	001-57900-6409
Date	Vendor Name	Description	Amount				
11/13/23	Lowe's	USA Flag, Drill Bit, Screw Tork, and Block Screws	(37.82)	(37.82)			
11/16/23	Lowe's	Christmas Tree, Extension Cord, and Power Strip	(294.86)		(294.86)		
11/16/23	Home Goods	Seasonal Linen	(32.09)		(32.09)		
11/20/23	Bealls	Brighten The Sea Christmas Decorations	(85.98)		(85.98)		
11/20/23	At Home	Christmas Decorations	(61.95)		(61.95)		
11/20/23	Publix	Batteries	(36.36)	(36.36)			
11/20/23	Adobe Inc.	Adobe Acrobat Monthly Subscription	(19.99)	(19.99)			
11/22/23	Tablecloths Factory	Chair Cover, White Seamless Tablecloths	(132.43)	(132.43)			
11/22/23	Amazon	Disposable Silverware and Cups	(59.91)	(59.91)			
	TOTAL	001-10201-206	(761.39)	(286.51)	(474.88)	0.00	0.00

DM Approval: Walt O'Nolan Date: 12/01/23



LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH PARRISH, FL 34219 (941) 981-6760

- MILITARY - PERSONAL USE SALE -- SALE -

SALES#: FSTLANO2 4772050 TRANS#: 141086314 11-11-23

2741996 WHT 3/16X1-3/4 STAR TC8 (	3.58
3.98 DISCOUNT EACH -0.40	
2660865 DW FT 1-IN T25 TORX IR BI	4.48
4.98 DISCOUNT EACH -0.50	
102773 2-1/2-FT X 4-FT POLY 5-FT	22.48
24.98 DISCOUNT EACH -2.50	
74772 TPN 5/32IN X 3-1/2IN CONC	6.28
6.98 DISCOUNT EACH -0.70	

	SUBTOTAL:	36.82
	TOTAL TAX:	1.00
INVOICE	96782 TOTAL:	37.82
	DEBITUISA:	37.82
	CHANGE:	0.00

TOTAL DISCOUNT:

4.10

#### THANK YOU FOR YOUR MILITARY SERVICE

DEBITUISA: XXXXXXXXXXXXXXX3814 AMOUNT: 37.82 AUTHCD: 072719 CHIP REFID: 345310782562 11/11/23 09:48:49

\*PIN VERIFIED

TRACE: 782562 RETRIEVAL: 345310782562 PURCHASE CASH BACK TOTAL DEBIT 37.82 0.00 37.82

TUR: 8080048000

TSI : 6800 AID : A0000000980840

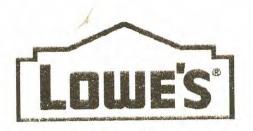
STORE: 3453 TERMINAL: 10 11/11/23 09:48:56 # OF ITEMS PURCHASED: EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S. FOR DETAILS ON OUR RETURN POLICY, VISIT LOWES.COM/RETURNS A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE \*\*\*\*\*\*\*\*\*\*\*\*\*\*

SHARE YOUR FEEDBACK!



LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH PARRISH, FL 34219 (941) 981-6760

#### - SALE -

SALES#: \$3453WIL 4808410 TRANS#: 837646250 11-15-23

70296 BC 15-FT 16-GA BROWN CORD 4.38 5270961 GE 7.5-FT RICHHOND FIR 24 263.50 598996 2.5-FT 6 OUT POWERSTRIP W 6.98

SUBTOTAL: 294.86

TOTAL TAX: 0.00
INVOICE 84418 TOTAL: 294.86
DEBITVISA: 294.66
CHANGE: 0.00

DEBITUTSA: XXXXXXXXXXXXXXXX3814 AMOUNT: 294.86 AUTHCD: 06383

2

CHIP REFID: 345316418892 11/15/23 16:29:24

\*PIN VERIFIED

TRACE: 418892 RETRIEVAL: 345316418892
PURCHASE CASH BACK TOTAL DEBIT
294.86 0.00 294.86

TUR : 8080048000

TSI : 6800 ALD : A0000000980840

STORE: 3453 TERMINAL: 16 11/15/23 16:29:38 # OF ITEMS PURCHASED:

3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, DISIT

LOWES.COM/RETURNS

A URITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* DNE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* IENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* UITHIN ONE VEEK AT: WOW.loubs.com/survey \*

\* Y O U R I D #844189 345313 192836 \*

\* MO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AF: www.lowes.com/survey \*

# tomeGood

CREEKSIDE COMMONS 8820 US 301 N PARRISH, FL 34219 United States 941-776-8990

#### REGULAR SALE

27 - SEASONAL LINEN 064367

\$29,99 7

Subtotal

\$29.99

FL 7.000% Sales Tax

\$2.10

Total

\$32.09

VISA DEBIT

\$32.09

----- TRANSACTION RECORD

\*\*\*\*\*\*\*\*\*\*3814

PURCHASE

EXPIRES \*\*/\*\* CHIP

AUTH# 005761

AID A0000000980840

APPLICATION LABEL US DEBIT

59748

50472 11-15-2023 16:50:33

APPROVED

Change

\$0.00

<u>\*</u>\* HOMEGOODS VALUES YOUR FEEDBACK!!!! Tell us what you think about your store visit today and enter a monthly drawing to win a \$500 HomeGoods Gift Card!

Visit www.HOMEGOODSFEEDBACK.com

Respond by 11/29/23 You will need to reference your receipt Survey number: 1114019297

SEE WEBSITE FOR COMPLETE RULES \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Sold Item Count = 1

T1131KYT411311IPK4AXMRTO

281114 1 9297 11/15/2023 16:50:00

1077

Customer Copy THANK YOU FOR SHOPPING AT HOMEGUODS

REFUNDS WITHIN 30 DAYS WITH RECEIPT Store Credit Only With Gift Receipt Other restrictions may apply

NOW HIRING: Apply at jobs.tjx.com



Bealls Sun City #033 (813) 633-4613

BRIGHTEN THE SEA 300713082165 39.99 T ORIGINAL PRICE 60.00 39.99 NEW PRICE 300713082165 39.99 T BRIGHTEN THE SEA ORIGINAL PRICE 60.00 NEW PRICE 39,99

SUBTOTAL \$79.98 7.5% SALES TAX \$6.00 TOTAL \$85.98 DEBIT \$85.98

CHIP CONTACTLESS Approved

AUTH# 033213 INVOICE #: 0047 11-18-2023 10:12:06

SEQUENCE NO: 004701

US DEBIT

Mode: Issuer AID: A0000000980840

TSI: 0000

Thanks for rating! Go to trurating.com for ratings you can trust.

> CUSTOMER COPY 990033100047196791015123

YOU SAVED \$40.02

ITEMS 2 11/18/23 10:12AM 0033 10 1015125 0047

Your Bealls Rewards!

Thank you, JOSEPH Loyalty ID: 403176359420

Points Earned This Purchase: 80 New Points Balance: 62

> Thank you for living life local! We accept returns with receipt within 60 days.

Visit BeallsFlorida.com for more details Join our Team. Text JOBS to 97108.

# athime

Stone 301 6126 US-301 Ellenton, FL 34222

28th Ball/Pine ChNP 19.99 T 789112729176 8X8 COLF LEC WAX NP 197154112182 14TN-PLS CLC STARNE 197184106198 BAS COLD LED WAX NO 8.99 T 197164112182 3X6 COLE JED WAX NP 197164112182 8.99 T FIL 4.34 "AN EXEMPTION 4.34-TT \*\*\* PALANCE 61.95 TRX TYPE Purchase

CARD: US DEBIT AUTH: 841029 ENTRY NETHOD: 1



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Christmas mercha idise returned after December 25 will be refunded for the current price of the item(s). We cannot provide exchanges or price changes, or accept returns on mattresses, or items marked "All Sales Final". Pro lucis before dia PICKUP (our delivery parmer) must be returned in-store.

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# Publix.

Gateway Commons 9520 Buffalo Rd. Palmetto, FL 34221 Store Manager: Kevin Wing 941-722-0693

DU PWR BOOST You Saved		14.99 T
DU PWR BST A You Saved	AA 24P	.00 18.99 T
Order Tota Sales Ta Grand Tota Debit Change	X	33.98 2.38 36.36 36.36 0.00
Savings Summar Special Price ************************************	e Savings ******** avings at	6.00 ***********************************
ж	6.00	*

Receipt ID: 1666 BIN 742 549 -----

PRESTO!

Trace #: 746239 Reference #: 0556852372 Acct #: XXXXXXXXXXXXXXX3814 Debit Purchase FROM CHECKING

Amount: \$36.36 Auth #: 057414

DEBIT CARD A0000000980840 Entry Method: Mode:

**PURCHASE** US DEBIT Chip Read Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1 11/18/2023 10:40 S1666 R174 2549 C0774

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Publix Super Markets, Inc.





Adobe Inc. 345 Park Avenue San Jose CA 95110-2704 United States Federal Tax ID: 77-0019522

ORIGINAL

#### **Invoice Information**

Invoice Number 2606150159
Invoice Date 17-NOV-2023
Payment Terms Credit Card
Purchase Order AB03230300300CUS
Order Number 7132998249
Customer Number 1273359183
Currency USD

Bill To

Joe McCallister FL 33579

# INVOICE

Service Term: 17-NOV-2023 to 16-DEC-2023									
PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL		
30000066	Acrobat Pro	1 EA	19.99	19.99	0.00%	0.00	19.99		

# Invoice Total

NET AMOUNT (USD) 19.99
TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 19.99

**Comments:** 

**Billing Contact** 

https://helpx.adobe.com/contact.html

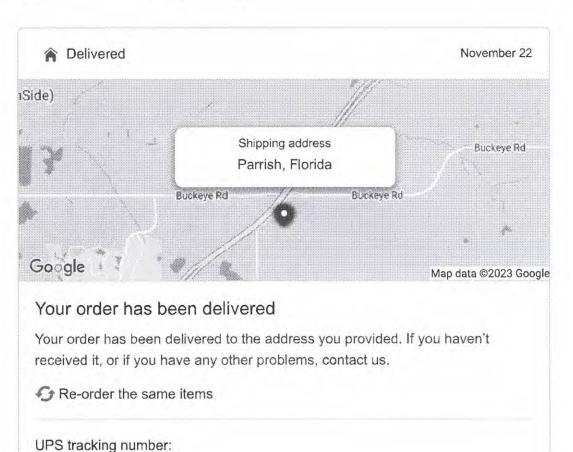
☐ Show order summary ∨

\$<del>163.36</del> \$132.43



Order 4300572TCF

# Thank you, Joseph!



#### Order details

Contact information

1Z974E670311872624

imccallister@rizzetta.com

Shipping address

Joseph McCallister

11450 Moonsail Dr

Parrish FL 34219

United States 8133043616

Shipping method

Free Shipping Estimate 5-7Days (On or Before: Fri, Dec 01)

Payment method

ending with 3814 - \$132.43

Billing address

Joseph McCallister 11450 Moonsail Dr Parrish FL 34219 United States 8133043616

Continue shopping

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Live Chat (5am to 9pm | Monday - Friday)

Refund policy Privacy policy Terms of service



# Final Details for Order #111-7515898-5015400

Print this page for your records.

Order Placed: November 21, 2023

Amazon.com order number: 111-7515898-5015400

Order Total: \$59.91

## Shipped on November 21, 2023

Items Ordered Price

1 of: WELLIFE 350 Pieces Gold Plastic Plates with Disposable Silverware and Cups, Include: 50 Dinner Plates 10.25", 50 Dessert Plates 7.5", 50 Gold Rim Cups 9 OZ, 50

Gold Cutlery

Sold by: WELLIFE (<u>seller profile</u>)
Supplied by: WELLIFE (<u>seller profile</u>)

Condition: New

#### Shipping Address:

Joseph R McCallister 11450 MOONSAIL DR PARRISH, FL 34219-1872 United States

## **Shipping Speed:**

FREE Prime Delivery

# **Payment information**

Payment Method: Item(s) Subtotal: \$55.99

Visa ending in 3814 Shipping & Handling: \$0.00

Billing address Total before tax: \$55.99

Shari A Leiterman

1218 Millenium Center Parkway

Estimated tax to be collected: \$3.92

Suite 222/ Box 4
Brandon, FL 33511
Grand Total:\$59.91

**Credit Card transactions** 

United States

Visa ending in 3814: November 21, 2023: \$59.91

\$55.99

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

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# **Eco-Logic Services LLC**

PO Box 18204 Sarasota, FL 34276

In	<b>\</b> /^	io	^
Ш	VO	IC	U

Date	Invoice #
11/2/2023	3307

**Bill To** 

Eagle Point CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614

# Isles at Bayview

Description	Amount
Lake Maintenance Services in Phase 1A for October 2023 Lake Maintenance Services in Phase 1B for October 2023 Lake Maintenance Services in Phase 2 for October 2023 Lake Maintenance Services in Phase 3 for October 2023 Maintenance of sump and ditches for October 2023 Midge control in Lakes 21 & 22 for October 2023 Compliance monitoring report for mitigation areas for October 2023 Compliance monitoring report for mitigation area in Phase 2 for October 2023	750.00 300.00 200.00 175.00 175.00 545.00 990.00 700.00
RECEIVED Total	\$3,835.00

# **Eco-Logic Services LLC**

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
12/1/2023	3399

**Bill To** 

Eagle Point CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614

# Isles at Bayview

Description		Amount
Mitigation Maintenance for Phase 1 for November 2023 Mitigation Maintenance for Phase 2 for November 2023 Lake Maintenance Services in Phase 1A for November 2023 Lake Maintenance Services in Phase 1B for November 2023 Lake Maintenance Services in Phase 2 for November 2023 Lake Maintenance Services in Phase 3 for November 2023 Maintenance of sump and ditches for November 2023 Midge control in Lakes 21 & 22 for November 2023		450.00 175.00 750.00 300.00 200.00 175.00 175.00 545.00
		RECEIVE D
	Total	\$2,770.00



## **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

\$1,630.39

TOTAL AMOUNT YOU OWE

Dec 27, 2023 NEW CHARGES DUE BY



Amount of your last bill 859.40 Payments received -859.40 0.00 Balance before new charges 1,630.39 Total new charges

Total amount you owe

FPL automatic bill pay - DO NOT PAY (See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.



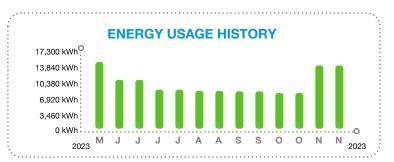
For: Oct 9, 2023 to Nov 7, 2023 (29 days)

Statement Date: Nov 7, 2023 Account Number: 09468-99440

Service Address:

11450 MOONSAIL DR # AMNTY

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after December 27, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 17, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

TAMPA FL 33614-8390

1-800-375-2434 1-800-226-3545

\$1,630.39

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

The amount enclosed includes



#### **BILL DETAILS** Amount of your last bill 859.40 Payment received - Thank you -859.40 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$29.98 Non-fuel: \$516.59 (\$0.034670 per kWh) \$469.50 Fuel: (\$0.031510 per kWh) Demand: (\$12.65 per KW) \$455.40 Electric service amount 1,471.47 Gross receipts tax (State tax) 37.76 Florida sales tax (State tax) 104.97 County sales tax (Local tax) 15.10 Taxes and charges 157.83 Regulatory fee (State fee) 1.09 Total new charges \$1,630.39 Total amount you owe \$1,630.39

FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter KU02723. Next meter reading Dec 6, 2023.

Usage Type	Current	-	<b>Previous</b>	x Const	=	Usage
kWh used	01365		01216	100		14900
Demand KW	.36			100.00		36

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Nov 7, 2023	Oct 9, 2023
kWh Used	14900	8400
Service days	29	31
kWh/day	513	270
Amount	\$1,630,39	\$859.40

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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## **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

\$3,369.45

Dec 27, 2023 NEW CHARGES DUE BY



Amount of your last bill 1,630.39 1,630.39 Balance before new charges

Total new charges

Total amount you owe

\$3,369.45

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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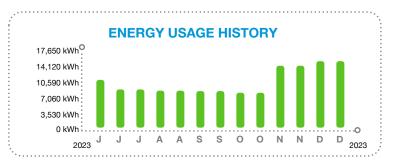
For: Nov 7, 2023 to Dec 6, 2023 (29 days)

Statement Date: Dec 6, 2023 Account Number: 09468-99440

Service Address:

11450 MOONSAIL DR # AMNTY

PARRISH, FL 34219



#### **KEEP IN MIND**

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**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

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\$3,369.45

E001



Total amount you owe

# **BILL DETAILS**

Amount of your last bill  Balance before new charges		1,630.39 \$1,630.39
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: Non-fuel: (\$0.034670 per kWh) Fuel: (\$0.031510 per kWh) Demand: (\$12.65 per KW)	\$29.98 \$554.72 \$504.16 \$480.70	• ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Electric service amount	1,569.56	
Gross receipts tax (State tax) Florida sales tax (State tax) County sales tax (Local tax) Taxes and charges	40.27 111.96 16.11 168.34	
Regulatory fee (State fee)  Total new charges	1.16	\$1,739.06

FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter KU02723. Next meter reading Jan 6, 2024.

Usage Type	Current	-	Previous	x Const	=	Usage
kWh used	01525		01365	100		16000
Demand KW	.38			100.00		38

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Dec 6, 2023	Nov 7, 2023
kWh Used	16000	14900
Service days	29	29
kWh/day	551	513
Amount	\$1,739.06	\$1,630.39

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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## **EAGLE POINTE CDD,** Here's what you owe for this billing period.

### **CURRENT BILL**

**\$79.28** 

TOTAL AMOUNT YOU OWE

Jan 2, 2024 NEW CHARGES DUE BY



Amount of your last bill 73.27 Payments received -73.270.00 Balance before new charges 79.28 Total new charges

Total amount you owe FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

\$79.28

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.



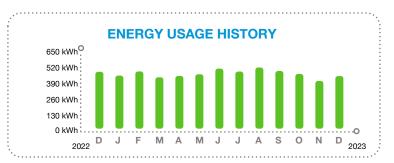
For: Nov 13, 2023 to Dec 12, 2023 (29 days)

Statement Date: Dec 12, 2023 Account Number: 62286-79491

Service Address:

8205 BARRIER COAST TRL # ENTRY

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after January 02, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 23, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

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#### **BILL DETAILS** Amount of your last bill 73.27 Payment received - Thank you -73.27Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Non-fuel: (\$0.094820 per kWh) \$44.19 Fuel: (\$0.031510 per kWh) \$14.68 Electric service amount 71.55 Gross receipts tax (State tax) 1.84 Florida sales tax (State tax) 5.10 County sales tax (Local tax) 0.74 Taxes and charges 7.68 Regulatory fee (State fee) 0.05 \$79.28 Total new charges \$79.28 Total amount you owe FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter ACD2627. Next meter reading Jan 11, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	14498		14032		466

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 12, 2023	Nov 13, 2023	Dec 13, 2022
kWh Used	466	423	504
Service days	29	31	32
kWh/day	16	14	16
Amount	\$79.28	\$73.27	\$76.22

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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## **EAGLE POINTE CDD,** Here's what you owe for this billing period.

## **CURRENT BILL**

Dec 27, 2023 NEW CHARGES DUE BY



Total amount you owe	\$35.59
Total new charges	35.59
Balance before new charges	0.00
Payments received	-34.64
Amount of your last bill	34.64

FPL automatic bill pay - DO NOT PAY

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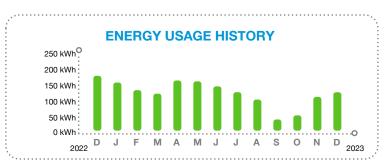
For: Nov 7, 2023 to Dec 6, 2023 (29 days)

Statement Date: Dec 6, 2023 **Account Number:** 77602-89491

Service Address:

11004 MOONSAIL DR # SIGN

PARRISH, FL 34219



#### **KEEP IN MIND**

- Payments received after December 27, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 17, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**Customer Service:** Outside Florida:

1-800-375-2434 1-800-226-3545

(See page 2 for bill details.)

Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

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77602-89491

\$35.59

Dec 27, 2023

\$ Auto pay - DO NOT PAY

**Account Number:** 

77602-89491



#### **BILL DETAILS** Amount of your last bill 34.64 Payment received - Thank you -34.64 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.68 Minimum base bill charge: \$2.91 \$12.41 Non-fuel: (\$0.094820 per kWh) Fuel: (\$0.031510 per kWh) \$4.13 Electric service amount 32.13 Gross receipts tax (State tax) 0.82 Florida sales tax (State tax) 2.29 County sales tax (Local tax) 0.33 Taxes and charges Regulatory fee (State fee) 0.02 Total new charges \$35.59 Total amount you owe \$35.59 FPL automatic bill pay - DO NOT PAY

#### **METER SUMMARY**

Meter reading - Meter ACD2629. Next meter reading Jan 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	04366		04235		131

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 6, 2023	Nov 7, 2023	Dec 7, 2022
kWh Used	131	115	187
Service days	29	29	30
kWh/day	5	4	6
Amount	\$35.59	\$34.64	\$37.12

#### **KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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## **EAGLE POINTE CDD,** Here's what you owe for this billing period.

## **CURRENT BILL**

\$3,577.59

Dec 11, 2023 NEW CHARGES DUE BY



Amount of your last bill 5,398.53 Payments received -5,398.53 0.00 Balance before new charges

3,577.59 Total new charges

Total amount you owe FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

\$3,577.59

**Electric Bill Statement** 

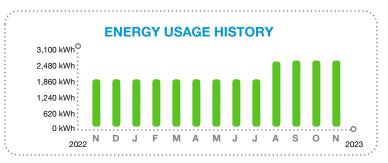
For: Oct 23, 2023 to Nov 20, 2023 (28 days)

Statement Date: Nov 20, 2023 **Account Number:** 94944-10112

Service Address:

STREET LIGHTS # ISLES AT BAYVI

PALMETTO, FL 34221



#### **KEEP IN MIND**

- Payments received after December 11, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 01, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**Customer Service:** Outside Florida:

(941) 917-0512 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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**GENERAL MAIL FACILITY** MIAMI FL 33188-0001

EAGLE POINTE CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390



\$3,577.59



## **BILL DETAILS**

**Customer Name:** 

EAGLE POINTE CDD

Amount of your last bill	5,398.53
Payment received - Thank you	-5,398.53
Balance before new charges	\$0.00

#### **New Charges**

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,333.15
Gross receipts tax (State tax) Florida sales tax (State tax) County sales tax (Local tax)	5.89 202.72 33.42
Taxes and charges	242.03
Regulatory fee (State fee)	2.41
Total new charges	

Total amount you owe \$3,577.59

### FPL automatic bill pay - DO NOT PAY

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.049080 per kWh

Fuel charge: \$0.030850 per kWh

#### **METER SUMMARY**

Next bill date Dec 20, 2023.

Usage TypeUsageTotal kWh used2794

#### **ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Nov 20, 2023	Oct 23, 2023	Nov 19, 2022
kWh Used	2794	2794	2002
Service days	28	32	29
kWh/day	100	87	69
Amount	\$3,577.59	\$3,577.59	\$2,515.29

#### **KEEP IN MIND**

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For: 10-23-2023 to 11-20-2023 (28 days)

**ESLA** 

kWh/Day: 100 Service Address:

STREET LIGHTS # ISLES AT BAYVI

PALMETTO, FL 34221

### **Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226 Energy Non-energy	65	7000	F	127	0.800000	2,794	101.60
Fixtures Maintenance					10.500000 1.450000		1,333.50 184.15
PMF0001 Non-energy				127	0.040000		4 000 47
Fixtures				4.404	9.610000		1,220.47
Non-energy Maintenance				4,464	0.048650		217.17
Additional lighting facilit	v charge						
Non-energy	y charge						148.21

 $^{\star}$  F - FPL OWNS & MAINTAINS  $\,$  E - CUSTOMER OWNS & MAINTAINS  $\,$  R - CUSTOMER OWNS, FPL RELAMPS  $\,$  H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





For: 10-23-2023 to 11-20-2023 (28 days)

**kWh/Day:** 100 Service Address:

STREET LIGHTS # ISLES AT BAYVI PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
	Energy sub total						101.60
				Non	-energy sub total		3,103.50
					Sub total	2,794	3,205.10
	Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)  Florida sales tax (State tax) County sales tax (Local tax)				t recovery charge t recovery charge in recovery charge isition rider credit in recovery charge Fuel charge service amount ots tax (State tax) ory fee (State fee)		1.06 0.45 1.23 42.64 -11.57 8.05 86.19 <b>3,333.15</b> 5.89 2.41
	Tota				Total	2,794	3,577.59

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

## ILLUMINATIONS HOLIDAY LIGHTING

Invoice 51123

8606 Herons Cove Pl Tampa, FL 33647

Tim Gay (813) 334-4827

TO:

Eagle Pointe CDD C/O Rizzetta and Company 3434 Colwell Ave; Suite 200 Tampa, FL 33614

(813) 533-2950

#### JOB DESCRIPTION

Install 3 receptacles; one each on entrance, exit and center median for providing power for holiday lighting

	ITEMIZED ESTIMATE: TIME AND MATERIALS				
Entrance	Carter Rd				
	Install receptacle Entrance, Exit and Center median		\$1,000.00		
	* Work completed by Don Harrison Enterprises				
	Work completed by Don Hamson Enterprises				
			• • • •		
		AMOUNT DUE	\$1,000.00		

- \* Price includes materials and labor.
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

11/30/2023

DATE



## TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

# **Invoice**

12/4/2023 1267

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 15	12/19/2023	

### **NOVEMBER 2023 SUPPLIES**

Janitorial Supplies by Jan-Pro of Manasota ORDER:7619162126 DATED:111023 ITEMS: (1CS) Multifold Paper Towels ,(1CS) 55-60 Gal Trash Bags,(1CS) 12-16 Gal Trash Bags

115.40



Sales Tax (0.0%) \$0.00

**Total** \$115.40

Balance Due \$115.40

Phone #	Fax#
941-907-8141	941-907-8142

## TFR Cleaning Services Inc dba Jan-Pro of Manasota 7361 International Place #408 Sarasota, FL 34240

# **Invoice**

12/1/2023 79185

Eagle Pointe CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 20	12/21/2023	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement - December 2023

1,623.00



LOCATION: Isles of Bayview 11450 Moonsail Dr Parrish, FL 34221

Sales Tax (0.0%) \$0.00

**Total** \$1,623.00

**Balance Due** \$1,623.00

Phone #	Fax#	
941-907-8141	941-907-8142	

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

# <u>District Office · Riverview, Florida · (813) 533-2950</u> Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

# **Check Request**

Amount: \$500.00

Date requested: 12/5/2023

Event Date 12/9/2023

Payable to: Jessica Buehler Photography

Address: 11450 Moonsail Dr

Parrish, FL. 34219

Description: Breakfast with Santa Event

Requestor: Joseph R McCallister

Special Instructions: Please send to Eagle Pointe before 12/8/2023

Approved by: Matt O'Nolan

Matt O'Nolan, District Manager

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 235879

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date	
10/30/23	11/29/2023	
Account Owner	PO#	
Delfino Agustin		

ltem	Qty/UOM	Rate	Ext. Price	Amount
#237641 - Irrigation Controller Replacement				\$4,151.43
Control Components - 10/30/2023				
Hunter ACC2 2 Wire Controller 75 Station Steel Wall Mount	1.00EA	\$3,594.23	\$3,594.23	
Irrigation Tech Labor	10.00HR	\$75.00	\$750.00	
			Grand Total	\$4.151.43

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$34,423.49	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 241915

Bill To	
Eagle Pointe CDD - Maintenance	
c/o Rizzetta and Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Delfino Agustin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#241772 - Control Zone Kit/ Screen Filter				\$950.00
Lateral Components - 11/30/2023				
Irrigation Tech Labor	8.00HR	\$75.00	\$600.00	
Rain Bird XCZ In-Line Commercial Control Zone Kit w/ 1-1/2 in. PEB Valve 1-1/2 in. Screen Filter & 1-1/2 in. 40 PSI Pressure	1.00EA	\$350.00	\$350.00	
Regulator				RECEIVE

<b>Grand Total</b>	\$950.00
1,	12/04/23

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$950.00	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 241936

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Delfino Agustin	

Item			Amount

#219810 - Pine Bark Mulch Installation

\$26,000.00

Mulch - 11/30/2023

Won at the August CDD meeting, to start mulching in November.



1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$33,123.49	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

Thank you for allowing us to serve you.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 241937

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Delfino Agustin	

Item	Amount
#240804 - Dead Palm Replacement	\$2,636.60

Sabal Palm - 11/30/2023

Irrigation Repairs/Upgrades/Modifications - 11/30/2023



Grand Total \$2,636.60

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$33,123.49	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 241947

Bill To
Eagle Pointe CDD - Maintenance
c/o Rizzetta and Company
3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Delfino Agustin	

ltem Amount

#193867 - Eagle Pointe CDD - 2023 Maintenance Contract

November St. Aug Fert - 11/07/2023 Insect and Disease Control - 11/07/2023 \$900.00 \$400.00

> RECEIVE 12/04/23

**Grand Total** \$1,300.00

1-30	Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$34,4	123.49	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 242559

Bill To	
Eagle Pointe CDD - Maintenance	
c/o Rizzetta and Company	
3434 Colwell Ave.	
Ste. 200	
Tampa, FL 33614	

Date	Due Date
12/01/23	12/31/2023
Account Owner	PO#
Delfino Agustin	

ltem Amount

#193867 - Eagle Pointe CDD - 2023 Maintenance Contract December 2023

\$6,189.34

**RECEIVE** 12/06/23

**Grand Total** \$6,189.34

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$40,612.83	\$4,151.43	\$0.00	\$0.00	\$0.00

<sup>\*\*</sup>Aging displayed on invoice only refers to balances after 1/1/18 for this property.

<sup>\*\*\*</sup>This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

## KUTAK ROCK LLP

## TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

November 15, 2023

**Check Remit To:** 

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

#### **ACH/Wire Transfer Remit To:**

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3310433 Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

Eagle Pointe CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3310433

32923-1

## Re: General Counsel

## For Professional Legal Services Rendered

1 01 1 10100	and Legal Selvices	rtenacioa		
10/01/23	J. Earlywine	0.30	88.50	Email regarding Sunshine Law item; review Sunshine Law Manual provisions
10/05/23	B. Davenport	0.20	53.00	Review LOMs for buydown terms; revise financing chart to reflect buydowns
10/08/23	J. Earlywine	2.60	767.00	Review and revise project completion resolution; review assessment methodology, engineer's report, and trust indenture provisions for contribution and reserve release requirements; review cost share agreement; review requisition history; review HOA documents; review property appraiser records, plat records and prior conveyances; review and revise deed; email regarding project completion items
10/09/23	A. Ligas	0.10	23.50	Conference with Earlywine regarding project completion

## **KUTAK ROCK LLP**

Eagle Pointe CDD November 15, 2023 Client Matter No. 32923-1 Invoice No. 3310433 Page 2

10/10/23	K. Ibarra	0.80	152.00	Prepare requisition; conference with trustee
10/10/23	A. Ligas	0.20	47.00	Research real estate records
10/11/23	J. Earlywine	1.10	324.50	Email regarding holiday lighting cost
10/11/25	v. Early wife	1.10	321.30	share; review property appraiser information; email regarding ownership of lot; prepare letter agreement, and review cost share agreement; email regarding same
10/12/23	K. Ibarra	0.50	95.00	Prepare requisition for debt service release
10/12/23	A. Ligas	0.50	117.50	Prepare deed for lift station and corrective deed; send deed and mutual release for signature
10/13/23	K. Ibarra	0.10	19.00	Review executed deeds and mutual release
10/13/23	A. Ligas	0.10	23.50	Prepare mutual release for signature
10/13/23	A. Ligas	0.30	70.50	Prepare corrective quit claim deed
	C			and deed for lift station
10/15/23	J. Earlywine	0.20	59.00	Email regarding quit claim deed
10/16/23	J. Earlywine	0.10	29.50	Email regarding lift station conveyance
10/16/23	K. Ibarra	0.30	57.00	Review and record executed quit claim deeds
10/17/23	K. Ibarra	0.50	95.00	Review recorded deeds; correspondence with chair and engineer regarding requisition
10/19/23	A. Ligas	0.20	47.00	Conference with Bain and Earlywine regarding project completion
10/21/23	J. Earlywine	0.50	147.50	Review open items; review draft agenda; email additional items for agenda
10/23/23	J. Earlywine	0.10	29.50	Email regarding signature on cost share agreement
10/23/23	A. Ligas	0.10	23.50	Prepare lighting agreement; send same for signature
10/24/23	A. Ligas	0.10	23.50	Prepare letter agreement for cost share of holiday lighting expenses; send staff the same
10/25/23	K. Ibarra	0.40	76.00	Correspondence with engineer regarding requisition; prepare project completion resolution

## KUTAK ROCK LLP

Eagle Pointe CDD November 15, 2023 Client Matter No. 32923-1 Invoice No. 3310433 Page 3

10/26/23	K. Ibarra	0.30	57.00	Prepare resolution amending budget
10/26/23	A. Ligas	0.50	117.50	Call with district staff regarding lighting agreement; review of maintenance map and property ownership records
10/27/23	B. Davenport	0.30	79.50	Review election documents; prepare election chart
10/27/23	A. Ligas	0.30	70.50	Follow up on signatures for project completion certificates; prepare property due diligence report; contact property appraiser regarding correcting ownership records

TOTAL HOURS 10.70

TOTAL FOR SERVICES RENDERED \$2,693.00

**DISBURSEMENTS** 

Filing and Court Fees 67.50

TOTAL DISBURSEMENTS 67.50

TOTAL CURRENT AMOUNT DUE \$2,760.50



**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-171006

EAGLE POINTE CDD 11005 MOONSAIL DR **BILLING DATE:** 28-NOV-2023 **DUE DATE:** 19-DEC-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM	TO	DAYS		PREVIOUS	PRESENT	USAGE	AMOUNT
DATE	DATE	Ditto		READING	READING	X 100 = GAL.	
			Previous Balance: Payments Received: Balance Forward:				122.18 122.18 0.00
			Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	126521	129808	3287	134.77 134.77
			Total Amount Due:	11 44			\$134.77

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19

MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	11005 MOONSAIL DR
ACCOUNT NUMBER	327091-171006
BILLING DATE	28-NOV-2023
DUE DATE	19-DEC-2023
TOTAL AMOUNT NOW DUE:	\$134.77
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1128A 7000005680 00.0020.0169 5630/1 5630 1 MB 0.561



**EAGLE POINTE CDD** 3434 COLWELL AVE TAMPA FL 33614-8390



լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի

MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350 **BRADENTON FL 34206-5350** 

**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179344

EAGLE POINTE CDD 8420 BREAKERS LN

28-NOV-2023 **BILLING DATE: DUE DATE:** 19-DEC-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance: Payments Received: Balance Forward:				9.92 9.92 0.00
			Reclaim Wtr Non-WasteWtr Cust Reclaim Water Common Area Total New Charges	19073	19083	10	0.41 0.41
			Total Amount Due:	# 64			\$0.41

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

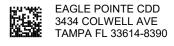
☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	8420 BREAKERS LN
ACCOUNT NUMBER	327091-179344
BILLING DATE	28-NOV-2023
DUE DATE	19-DEC-2023
TOTAL AMOUNT NOW DUE:	\$0.41
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1128A 9000000097 00.0000.0084 95/1





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**MCUD** 

MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010

BRADENTON, FL 34206-5010 PHONE: (941) 792-8811 www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179835

EAGLE POINTE CDD 11450 MOONSAIL DR

**BILLING DATE:** 28-NOV-2023

**DUE DATE:** 19-DEC-2023

#### A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

	TO ATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance: Payments Received: Balance Forward:				539.87 539.87 0.00
10/19 11	/17	29	Wtr Com. Individual	4291	4602	311	
			Water Usage				80.24
			Cost Of Basic Service				63.79
			Reclaim Wtr WasteWtr Cust	10745	11492	747	
			Reclaim Water Common Area				30.63
			Swr Com Individual			311	
			Sewer Usage				177.58
			Cost Of Basic Service				180.35
			F2_Com. Solid Waste				
			Comm <mark>ercial</mark> Can				99.93
			Total New Charges				632.52
			Total Amount Due:				\$632.52

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



MC-1250-19

MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FLORIDA 34206-5010

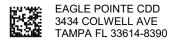
☐ CHANGE OF MAILING ADDRESS (Check Box And See Reverse Side)

SERVICE ADDRESS	11450 MOONSAIL DR
ACCOUNT NUMBER	327091-179835
BILLING DATE	28-NOV-2023
DUE DATE	19-DEC-2023
TOTAL AMOUNT NOW DUE:	\$632.52
	AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1128A 9000000092 00.0000.0079 90/1





լեւելը||Մ|Աբվիգոլիգ|ԱբկեւՄեհուգո|ըընըՄդեւ||Մեհլ|Մի MANATEE COUNTY UTILITIES DEPARTMENT PO BOX 25350

**BRADENTON FL 34206-5350** 



# INVOICE

Nick Knows LLC 2424 W Brandon Blvd Suite 1136

Brandon, Florida 33511 United States

855-465-6697 www.nickknowscleaning.com

**BILL TO** 

Eagle Point CDD
Joe Mcallister
11450 Moonsail Drive
Parrish, Florida 34219
United States

813-304-3616

Notes / Terms Signature: \_\_\_\_

Signature Date: \_\_\_

jmccallister@rizzetta.com

**Invoice Number:** EPCDD72

Invoice Date: December 11, 2023

Payment Due: December 26, 2023

Amount Due (USD): \$5,500.00

■ Pay Securely Online

Items	Quantity	Price	Amount
Bike Rack Installation and Concrete Slab Purchase and Installation of 9 bike (steel) bike rack Removal of Grass Purchase of concrete Installation of 15x18 concrete connecting to the sidewalk for access	1	\$5,500.00	\$5,500.00
		Subtotal:	\$5,500.00
		Total:	\$5,500.00
	<b>RECEIVE</b> 12/12/2023	Amount Due (USD):	\$5,500.00
		Pay Securely Or	nline
		VISA DISCOVER PA	enk syment EXERSES
		link.waveapps.com/pvv	9u7-z8tbez

4853 Pennecott Way Wesley Chapel, FL 33544-1801 (813)973-3330 Cell (813)390-6344

## INVOICE =

#### Customer

Name Eagle Pointe CDD c/o The Rizzetta Company
Address 2700 S. Falkenburg Rd. Suite 2745
City Riverview State FL ZIP 33578
Phone Office: 813-933-5571 Ext. 8011; Attn: Gregg Gruhl

 Date
 12/14/2023

 Approved By:
 Verbal

 Rep
 Ken Johnson

 FOB
 Remote

Invoice

Qty	Description	Unit Price	TOTAL
0.7	Labor: 12/14/23 - Remote into HP laptop w/ Anydesk ID: 1051794019; Joe states laptop sometime slow; Open Task Manager & inspect system allocations; Running OneDrive 24/7; Suggest only turning sync on after hours or at end of day; Update MS Office 365 app; Run CC; Purge 4.38GB, fix 209 registry issues; Run internet Speedtest; Got 444 MBps Down, 40 MBps Up; Excellent WiFi; Has Windows 11; Updates are current; Acronis Cyber Protect will not open; Was a trial version; Uninstall, DL, reinstall Acronis CyberProtect & activate new 30 day trial as jmccalister@rizzetta.,com; Set backup to run manual on demand, keeping 7 full backups rotating to WD external HDD; Run full backup now; System seems very fast/responsive now; Maybe the OneDrive syncing full time was culprit; Joe to monitor & let me know; Drop ship USB-C Hub for laptop per Joe on 12/14/23; Joe stated one of the USB type B ports is possibly damaged so this USB-C hub will utilize unused C port. Actual PCC Remote Time: 10:18AM - 11:00AM = .7 Hrs Billed Time: .7 Hrs @ \$70 Per Hr	\$70.00	\$49.00
1	USB C Hub, Acodot 9 in 1 USB C to 4K@60HZ HDMI Multiport Adapter, 3 USB 3.0 Ports, SD/TF Card Reader ETA 12/15/23 by courier.  Address: 11450 Moonsail Drive, Rubonia, FL 34221  Florida Consumer Certificate of Exemption Eagle Pointe CDD Certificate Number: 85-8013730799C-8  Expires On: 01/31/2027	\$30.00	\$30.00
P	ayment Details	SubTotal	\$79.00
	Cash Check	FL Sales Tax	
•	Net 15 #VALUE!	TOTAL	\$79.00

Thank You For Your Order!

NNNN



Your Touchstone Energy® Cooperative KD

**Customer Care** Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F

855-386-9924 24/7 800-282-3824 24/7

www.preco.coop

**TOTAL AMOUNT DUE** 

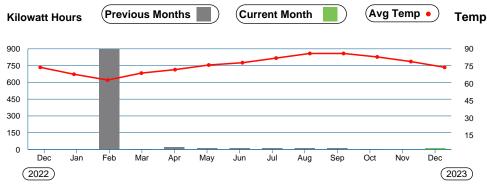
> **Bank Draft is** scheduled for 12/22/2023

#### **EAGLE POINTE CDD CANICE SMITH**

Bill Date Account # Member #

12/01/2023 182570001 200199

# **Monthly Energy Use**

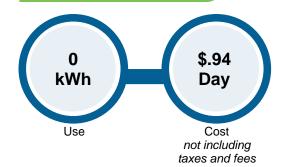


Detailed usage information is available on the SmartHub App or www.preco.coop

## Monthly Energy Use Comparison

0 0 This Month Last Month This Month 31 Days 31 Days Last Year 0 Days

Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

182570001 11404 CARTER RD

**Bank Draft Amount** 

\$32.79

is scheduled for 12/22/2023

Check here to indicate address or phone # change on back.



PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547

4 664

EAGLE POINTE CDD CANICE SMITH 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

ել|Սեիժիվեովը,ՍկեՍիլիկիլիկիլ|Սիժ||իկոլեհեիժրվ



182570001				Service Description IRRIGATION				
Meter #	Service Period From To		Readir Previous		ngs Present	Meter Multiplier	kWh Usage	kW Reading
38346673	10/26/2023	11/26/2023	979		988	1.0	9	0.028
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Du	_		\$31.67 -\$31.67 <b>\$0.00</b> \$32.79 <b>\$32.79</b>	Current Charges Facilities Use Charge Energy Charge 9 kWh @ 0.121 CPA 9 kWh @ -0.011 Property Tax Recovery Fee			\$28.00 \$1.09 -\$0.10 \$0.63 \$0.76 \$2.11 \$0.30	
				Bank Draft Amount				\$32.79



Comico Address

A -----

# 

Complete the section above and return it with your electric bill payment.

Your one-time donation will appear on your next bill.

Comica Description

Deard District



### Invoice

Date	Invoice #
12/1/2023	INV0000085710

#### Bill To:

EAGLE POINTE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Terms	Terms		Client Number	
	December	Upon Receipt		00206		
Description		Qty	Rate		Amount	
Accounting Services		1.00	\$1,67		\$1,670.75	
Administrative Services		1.00		7.67	\$417.67	
Financial & Revenue Collections		1.00		4.17	\$334.1	
Landscape Consulting Services		1.00		0.00	\$700.0	
Management Services		1.00	\$1,86		\$1,865.6	
Website Compliance & Management		1.00		0.00	\$100.0	
Landscape Consulting Services - Oct & Nov Adj.		2.00		0.00	\$200.0	
		Subtotal			\$5,288.26	

RECEIVED

Subtotal	\$5,288.26
Total	\$5,288.26

### **Invoice**

\$2,229.29

\$2,229.29

Subtotal

Total

Date	Invoice #
12/8/2023	INV0000085846

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Term	Terms		Client Number		
	December	Upon R	Receipt	0	0060		
Description		Qty	Rate	)	Amount		
General Management & Oversight		1.00	\$52	20.00	\$520.00		
Personnel Reimbursement		1.00	\$1,70	9.29	\$1,709.29		

### Invoice

Date	Invoice #
11/30/2023	INV0000085871

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00060

Beautiful an	04:	D-4-	A
Description Call Discrete	Qty	Rate	Amount
Cell Phone Auto Mileage & Travel	1.00 1.00	\$50.00 \$155.89	\$50.00 \$155.89
Auto Mileage & Travel	1.00	\$155.89	\$155.89

RECEIVED

Subtotal	\$205.89
Total	\$205.89

### Invoice

Date	Invoice #
12/22/2023	INV0000086338

#### Bill To:

Eagle Pointe CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00060

Description	Qty	Rate		Amount
Personnel Reimbursement	1.00	\$1,728	3.32	\$1,728.32
	Subtota	I		\$1,728.32



Gustotai	Ų 1,7 <u>2</u> 0.02
Total	\$1,728.32



November 24, 2023

Invoice Number: Account Number: Security Code: 0442567112423 **8337 12 015 0442567** 

Security Code: Service At:

11450 MOONSAIL DR PARRISH FL 34219-1872

#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

Summary Service from 11/24/23 through 12/23/23 details on following pages	
Previous Balance	169.92
Payments Received -Thank You!	-169.92
Remaining Balance	\$0.00
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	127.97
Spectrum Business™ Voice	19.99
Taxes, Fees and Charges	1.97
Current Charges	\$169.92
YOUR AUTO PAY WILL BE PROCESSED 12/11/23	
Total Due by Auto Pay	\$169.92

#### **Auto Pay Notice**

#### **NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



#### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

# Spectrum-

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8337 1200 NO RP 24 11252023 NNNNNNNN 01 992110

EAGLEPOINT COMMUNITY DEVELOPMENT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

November 24, 2023

#### **EAGLEPOINT COMMUNITY**

Invoice Number: 0442567112423

Account Number: 8337 12 015 0442567

Service At: 11450 MOONSAIL DR
PARRISH FL 34219-1872

**Total Due by Auto Pay** 

\$169.92

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 Page 2 of 4 November 24, 2023

EAGLEPOINT COMMUNITY DEVELOPMENT

Invoice Number: 0442567112423 Account Number: 8337 12 015 0442567

Security Code:



#### **Contact Us**

Visit us at SpectrumBusiness.net Or, call us at **855-252-0675** 

8337 1200 NO RP 24 11252023 NNNNNNNN 01 992110

Charge Details		
Previous Balance		169.92
EFT Payment	11/11	-169.92
Remaining Balance		\$0.00

Payments received after 11/24/23 will appear on your next bill. Service from 11/24/23 through 12/23/23

Spectrum Business™ TV	
Spectrum Business TV	24.99
Essentials	
Promotional Discount	-5.00
	\$19.99
Spectrum Business™ TV Total	\$19.99

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-100.00
Business WiFi	7.99
	\$127.97
Spectrum Business™ Internet Total	\$127.97

Spectrum Business™ Voice	
Phone number (941) 981-5846	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	\$19.99

#### Spectrum Business™ Voice Continued

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total

\$19.99

Taxes, Fees and Charges	
Communications Services Tax	1.97
Taxes, Fees and Charges Total	\$1.97
Current Charges	\$169.92
Total Due by Auto Pay	\$169.92

#### **Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds
Transfer Debit - If your check is returned, you expressly authorize your
bank account to be electronically debited for the amount of the check plus
any applicable fees. The use of a check for payment is your
acknowledgment and acceptance of this policy and its terms and
conditions.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.





#### Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680

# Invoice

Date	Invoice #
11/27/2023	9871

Bill To		
Eagle Pointe CDD		

P.O. No.	Terms	Project
Dec 2023	Net 30	

Quantity		D	l escription			Rate		Amount
1	bottom of swi Operational cl	ool Service including chen mming pool, vacuuming, hecks of pumps, filter syst icals Included.	tile cleaning and sk	kimming.		1,1	00.00	1,100.00
Thank you for yo	ur business.			<b>RECEIVE</b> 11/26/23	D	Total		\$1,100.00

(727) 271-1395



Eagle Point CDD 3434 Colwell Ave, Ste 200 Tampa, FL 33614 Invoice 11450 Moonsail Drive

INVOICE NO. ACCOUNT NUMBER

45688 1

12814

INVOICE DATE

11/08/2023

LICENSE

DUE DATE (NET 0 TERMS)

**Upon Receipt** 

AMOUNT DUE

\$199.00

Community Center (Acct #: 12814)

ITEM	QUANTITY	PRICE	SUBTOTAL
Monthly Commercial 0		\$199.00	\$199.00
Additional Notes		Taxes	\$0.00
A late fee of \$15 will be added to all invoices that are 5 National Emergency Poison Control: (800)222-1222	or more days past due.	Invoice Total	\$199.00
		Amount Paid	\$0.00
		Amount Due	\$199.00

# Tab 8



(609) 204-5178



TomFDoc@gmail.com



www.linkedin.com/in/TomFDoc in

# **Tom Dougherty**

#### **SUMMARY**

Detail-oriented Analyst with more than 11 years of experience developing partnerships, increasing revenue, and analyzing trending markets. Possesses a proven track record of identifying areas of improvement for business opportunities. A combat veteran and National Guardsmen Officer with excellent communication and organizational skills and a passion for community development.

#### **EDUCATION**

#### **Thomas Edison State University**

October 2017 - December 2019

Master of Science in Information Technology: Cybersecurity (Critical Infrastructure)

July 2020 – October 2022

Master of Business Administration

January 2023 – August 2025

**Doctorate of Business Administration** 

#### **EXPERIENCE**

### Clerk of the Circuit Court and Comptroller of Pinellas County, Business Analyst

March 2023 – Current

- Responsible for the project accounting finances of capital improvement projects, grants, and indirect projects for Pinellas County
- Assessed performance metrics for Board Records and develop business intelligence visualizations for their results
- Tabulate and process biweekly payroll to processes for the employees of the Board of County Commissioners

#### Educating Testing Service, Test Security Analyst

June 2021 - February 2023

- Identified and investigated over 3,500 cases of testing abnormalities and security breaches, including score validity and secure material violations
- Performed forensic and statistical analysis for discrepancies and unusual test response patterns for individual and group cases
- Created a collaborative document for the Office of Testing Integrity which rapidly identifies numerous anomalies of an exam and increased time efficiency

#### VoiceComm LLC, Sales Strategic Analyst

April 2016 - June 2021

- Qualified, maintained and grew over 500 new account opportunities for over \$750k in sales annually
- Delivered daily quality customer service and product knowledge for business to consumer (B2C) and business to business (B2B)
- Interpret, evaluate and report key performance Indicators (KPIs) to CEO, CFO, and CCO through detailed analytics for over 7000 accounts within customer relationship management (CRM)

#### **SKILLS ACHIEVEMENTS**

- **Business Development**
- Community Management
- **Operations Analytics**
- Strategic Marketing
- **Customer Service**
- **Data Analytics**

- Distinguished Honor Graduate as a UH-60 Blackhawk Mechanic
- Basic Leadership Course Commandant's List
- 2019 USO Volunteer of Quarter
- Presidential Volunteer Service Award
- MSIT & MBA Summa Cum Laude Graduate

James P. Casement, CPA/PFS, CFP<sup>™</sup>, CFS, JD 8635 Mercator Court Parrish Florida, 34219 (847)971-3434

jim@casement.net www.casement.net www.casementtaxpreparation.com www.casementfinancial.com

#### Resume

#### **Work Philosophy**

John Calvin Coolidge said it best.

"Nothing in the world can take the place of persistence. Talent will not; nothing is more common than unsuccessful men with talent. Genius will not; unrewarded genius is almost a proverb. Education alone will not; the world is full of educated derelicts. Persistence and determination alone are omnipotent. The slogan "press on" has solved and always will solve the problems of the human race."

I believe that hard work and determination are qualities that will overcome other flaws, we can, if we want to, get it done.

#### **Education**

Elgin Community College, Elgin, Illinois Associates Culinary Arts, June 2011, with High Honors

**Thomas M. Cooley Law School,** Lansing, Michigan Juris Doctor, Litigation, May 2007, Cum Laude

**Northern Illinois University**, DeKalb, Illinois Bachelor of Science, Accounting, May 1984

**College of DuPage**, Glen Ellyn, Illinois Associates in Arts, June 1982

#### **Professional Experience**

2021- Present Casement Group LLC, DBA Casement Tax Preparation, President
 2007 Casement Group P.C. Law office, President

Present

1987- Present	Avantax Investment Securities, Inc., Registered Representative, Financial Planner, successfully implement, design and monitor millions of dollars in assets for individuals, corporation and pension/profit sharing plans.
1993- Present	Avantax Advisory Services, Inc., Investment Advisor
1986- 2003	Casement Financial Services P.C., (formally James P. Casement, CPA, Casement & Company, CPA's) President, 09/86 to 09/02. Sold CPA firm, (September 2002).
2001- 2010	Casement Mortgage Brokers, Inc., Vice President, manager/loan originator.

#### **Professional Licenses**

Certified Public Accountant (CPA) 1984

Certified Financial Planner (CFP) 1990

Personal Financial Specialist (PFS) 1992

Certified Funds Specialist (CFS) 1994

Investment Co & Var. Contracts Representative NASD Series 6, 11/13/87

Direct Participation Programs Rep. NASD Series 22, 11/28/88

Uniform Securities Agents Law NASD Series 63, 2/12/92

General Securities Agent Law NASD Series 7 GS, 6/25/93

Insurance Producer State of Illinois ACC/Health 10/31/1990

Insurance Producer State of Illinois VAR Contract 07/23/92

Security Principal License NASD Series 24, 1/19/00

Licensed Private Pilot, 1995

Registered IHSA high school baseball umpire, 2002

Licensed Loan Originator, State of Illinois 2005-2012

Attorney, Licensed in IL 2007, Licensed In FL 2008

#### Civic/Volunteer

Bloomingdale Chamber of Commerce, President and Board Member, 1993-97

Good Shepherd Lutheran Church, Board Member and Director of Stewardship, 1994-1999 YMCA, Elgin Illinois, volunteer coach, 1994-95

The Center for Epilepsy Education, Board Member and Chairman of Golf Outing, 1998-99

Elgin Classic Little League, Coach, Manager, Board Member and President, 1995-2000

Elgin Continental Little League, Manager, 2003-2005

Tribal Chief, YMCA Indian Guide Program, 1993

# Ronald Berkowitz

r1berkowitz1@gmail.com

(631)-806-2412

11620 Moonsail Dr, Parrish FL 34219

Eagle Point CDD Rizzetta & Company 2700 S. Falkenburg Rd. Suite 2745 Riverview, FL 33578

Dear Matt O'Nolan

I submit this application to express my interest in the Eagle Point CDD board membership position.

I previously held board roles as the Executive Vice President for the APICS NYC LI Chapter and as a Board Director of a small consulting consortium firm. I was responsible for inputs on missions and strategies, reviewing policy and procedure for governance, developing material to assist the Board, and implementing a benchmarking program. I also shared in responsibilities for developing ideas for increasing fundraising and membership revenue, made sure that all the work is done according to the bylaws and the ethical principles of the organization and held a fiduciary role to set, and monitor budget and financial fiscal plans.

I further reviewed the requirements of this appointed opening and I believe my candidacy is an excellent fit for this position. Some of the key requirements that I have extensive experience from my professional career include the following:

- Reviewed and approved programs and services and approved strategic plan
- Worked with Government agencies, including grant writing and seeking grant opportunities
- Conducted RFPs/RFQs, contract negotiations and supplier relationship management
- Project Manager on several dozens of corporate projects and savings plans
- Monitored and reported on spending and industry trends. Created KPIs to measure against
- Create executive summaries and presentations to communicate to everyone on all levels

Although the most recent experiences in my career have not focused on a board position, it was a major part of my prior responsibilities for several years. I also have been involved with volunteer groups and volunteering roles. While I was a Sr Manager of Procurement Analytics & Reporting, I completed my Master's Certificate from Villanova University in LEAN Six Sigma to become a Black Belt of process improvement. My experience in managing corporate projects, cross functional teams, and along with my business acumen will help ensure that this position runs smoothly and efficiently. Additionally, my ability to work well under pressure and to multitask effectively will enable me to handle the demands of all internal and external functions working together to exceed our goals.

I look forward to discussing my qualifications with you further.

Thank you for your consideration,

Ronald Berkowitz

# Ron Berkowitz

(3)631-806-2412

(□)<u>r1berkowitz1@gmail.com</u> (⊙)Greater Tampa Bay Area, FL

(im) www.linkedin.com/in/ronaldberkowitz

	S	U	р	р		У	C	h	а	i	n				Р	r	0	С	u	r	е	m	е	n	t				D	а	t	а	Α	n	а	1	У	t	i	С	5		
Р	r	0	j	е	С	t	M	а	n	а	g	е	m	е	n	t				L	Е	Α	Ν		S	i	Χ		S	i	g	m	а			C	0	n	t	r	а	С	t
								N	1 8	Э	n	u 1	a	С	t	U	r	i	n	g				C	0	n	S	u		t	i	n	g										

#### Professional Overview

Savings driven Procurement Manager offering 20 years of experience; adept in developing savings plans, supplier relationships, strategic sourcing, and cross functional leadership. Highly analytical and process-oriented data analyst background with in-depth knowledge of database types, data capture, manipulation, and visualization. Project manager with broad knowledge of project methodologies and delivering results on time. LEAN Six Sigma practitioner for improving performance by systematically removing waste and reducing variation. Highly skilled at communicating and building influential relationships with suppliers, clients, and teams at all levels. Managed teams and direct reports but can work in an independent role when the situation requires it.

#### Work Experience

#### **Nestle Health Science** (acquired The Nature's Bounty Co.)

**Expert Contract Manufacturing** (Jan 2022 – June 2023)

June 2009-June 2023

Promoted to support departmental strategies and provide guidance to teams with sourcing initiatives. Identified and implemented improvements to the Outsourcing and Contract Manufacturing process to accelerate Supply Chain performance. Served as main point of contact to crossfunctional resources across the Supply Chain for compliance on strategies and performance on multiple corporate projects.

- Developed strategic approach to supplier management, contract negotiations and pricing strategies.
- Experience in building business case for outsourcing/insourcing new or existing products utilizing manufacturing and finance data and stakeholder relationships.
- Oversaw business relationships between internal resources and external partners to meet business needs including Quality & Tech Services for ensuring product spec transfers, resource capabilities and commercialization efforts were planned and executed.
- Project lead on Corporate Consolidation Project to reduce number of suppliers based on their capabilities and performance, across seven business units combining into one. Assessed Suppliers for business growth.
- Drove action plans to completion through interim management, project management, direct execution, or execution advisory.
- · Served as a resource regarding procurement policies and procedures, sourcing requirements, products and services, and administrative requirements for procurement of goods and services.
- Proactively find opportunities for process improvements in service, productivity, cost, quality, and other areas to streamline and enhance communication.
- Designed presentations for Senior Leadership and presented them to stakeholders.
- Aid stakeholders with acquisition strategies and sourcing & procurement options

#### **Sr Manager Procurement; Analytics and Sourcing** (Jun 2009 – Jan 2022)

Over a decade of directly supporting the CPO on numerous initiatives, corporate projects, and tasks. Oversaw both direct and indirect procurement spending and savings plans. Managed and monitored supplier performance, which included initiating and managing ongoing projects to reduce overall procurement costs and improve supplier reliability, delivery, and performance.

- Developed key business reports and implemented best business practices for PPV and Supplier Performance, exposing multi-million dollars in savings opportunities.
- Analyzed current and potential suppliers, as well as develop strategic alliances with suppliers to maintain competitive pricing, flexible lead times and high standards of quality.
- Created savings and spend cube to report to Executive Management and Finance on category spend, trends and savings including dashboards and corrective actions.

Ron Berkowitz Page 1

# Ron Berkowitz

631-806-2412

□ r1berkowitz1@gmail.com ○ Greater Tampa Bay Area, FL

(im) www.linkedin.com/in/ronaldberkowitz

#### Work Experience Continued

- Partnered in driving the strategy and yearly planning for the procurement department.
- Lead sourcing initiatives: RFPs, Contract PO, Reverse Auctions, Market Buys, Reformulations etc. with project teams and outside consultants to save millions of dollars in price reductions and cost avoidance.
- Develop and conducted the Supplier Diversity Program with Senior Leadership and reporting for Gov't agencies.
- Ability to apply advanced analytics and industry benchmarking techniques and tools.
- Introduced numerous software solutions to the Dept. Acted as Project Manager to implement tools and incorporate into team's daily workflow. (Ariba SpendCube, Qlik, Tableau, OracleBI, FairMarkit, PowerBI, Scout, CVM Diversity Spend)
- Ad Hoc reporting and data model analysis for both Direct and Indirect materials with an annual spend of \$1.2B.
- Direct Supervisor of analytics team to report savings and initiate sourcing opportunities with Category Managers.
- Lead, coached and trained team on best practices and hard skills in data analytics.
- Created department dashboard, and other data visualization reporting in conjunction with Finance to report department performance (Weekly, Monthly, Quarterly, Annually).

#### **GREYSTONE BUSINESS SOLUTIONS**

Sept 2007 – June 2009

#### **Principal Consultant**

Helped take a consortium of consultants and turn it into a company. Took the belief that by combining into one company we could better support our customers by providing a larger portfolio of services and solutions. Worked in all functions of a client's organization helping them increase efficiencies by eliminating wasteful steps, greatly improve performance by analyzing existing processes to develop business plans with strong focus on profitability and quality.

- Dealt with Senior Executives within Clients, usually at Vice President or C-Level
- Generated, as a team, 3x the bookings expectations by current consultant contractor.
- Performed due diligence and financial risk analysis for possible company purchase/merger.
- Ran projects consisting of team members and Client associates and aligned into Client's needs.
- Created and presented multimedia presentations for existing and prospectus clients.
- Oversaw multiple IT projects, demonstrating knowledge of IT fundamentals and the practical application relating to the end user.
- Cooperatively create training curriculums with associates and clients based on need.

**TELEBYTE** July 2005 - Sept 2007

#### **Manufacturing Operations Director**

Successfully steered the company through its newly existing Lean Manufacturing initiative, keeping only its core competencies in-house.

- Decreased production times by over 50% by doing a" 5" S clean up, cellular manufacturing and one (1) piece flow.
- Recommended suppliers to outsource 90% of production items at 80% of std. cost.
- Highly successful in reducing inventory by over 95% of SKUs and 90% of sq ft.
- Supplier reduction from over 100 active vendors to 8 strategic relationships.

#### TECH SKILLS

Data Analysis Models **Training Programs** 

**Contract Negotiations** Supplier Management

Visual Presentations

**Project Management** 

**ERP Implementation** 

Six Sigma Black Belt

#### **EDUCATION**

| | Bachelor's Industrial Technology

of Management

State University of New York Farmingdale, New York

**PROFESSIONAL** DEVELOPMENT

| | Master's Certificate

Lean Sigma Black Belt Villanova University

**ORGANIZATIONS** 

| | Exec VP Board of Directors

APICS, Long Island Chapter

2005 - 2007

#### ADDITIONAL TENURE

**Production Control Manager** 

Uniflex

Long Island, NY Jan 2004 - July 2005

**Master Production Scheduler** 

Anorad, Rockwell Automation

Long Island, NY

June 2000 - Sept 2003

**Production Planner** 

Ovster Bay Pump Works Long Island, NY

June 1999 - June 2000

#### SKILLS

Communication

Teamwork

Problem-solving

Time management

Accountability

Decision-making

Empathy

Resourcefulness

Ron Berkowitz Page 2

# Tab 9

# FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL LANDSCAPE INSPECTION SERVICES

This First Addendum to the Contract for Professional Landscape Inspection Services (this "Addendum"), is made and entered into as of the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_ (the "Effective Date"), by and between Eagle Pointe Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

#### **RECITALS**

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated August 5, 2022 (the "Contract"), incorporated by reference herein; and

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

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

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

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

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

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

ACCEPTED BY:	
	RIZZETTA & COMPANY, INC.
BY:	
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
COMMUNITY:	EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	
DATE:	

#### **EXHIBIT A**

Schedule of Fees

#### **STANDARD ON-GOING SERVICES:**

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

#### **MONTHLY**

\$700

#### **ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

# **Tab 10**



VSC Fire & Security, Inc. 6901 Bryan Dairy Rd. Suite 110 Largo, FL. 33777 727-456-5200 Office

Name:	Phone:		Email:
Your Company Name:		Billing Addres	SS:
Email:		Phone:	
Installation Site Name:		Installation Si	te Address:
Residing Fire Department:			
Building Number:		Building Nam	e/Description:
Permit Number:		Ordered By:	
		Product Usag	e:
Shipping Address:			
Product Requested:			Quantity:
Product Requested:			Quantity:

RETURN COMPLETED DOCUMENT: Amber Foster afoster@vscfire.com fax 727-456-5201

Note: Knox products are specific to municipality. If customers information is wrong requiring Knox Material to be returned there is a restocking fee equal to or greater than \$50.00 with the condition that it has not been installed. Previous installed boxes are Nonrefundable.

# **Tab 11**



# **Quarterly Compliance Audit Report**

### **Eagle Pointe**

**Date:** December 2023 - 4th Quarter **Prepared for:** Scott Brizendine

**Developer:** Rizzetta **Insurance agency:** 



### **Preparer:**

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



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# **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 <u>Florida Statute Chapter</u> 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. <u>189.069</u>, 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 <u>WCAG 2.1</u> 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.



### **Accessibility Grading Criteria**

Passed	Description
Passed	Website errors*  O WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> 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	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

<sup>\*</sup>Errors represent less than 5% of the page count are considered passing

<sup>\*\*</sup>Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements Result: PASSED

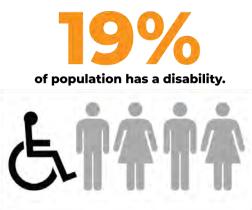
### **Compliance Criteria**

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

# **Accessibility overview**

### **Everyone deserves equal access.**

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



Sight, hearing, physical, cognitive.

### 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: <a href="http://webaim.org/resources/contrastchecker">http://webaim.org/resources/contrastchecker</a>



### 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: <a href="http://webaim.org/techniques/alttext">http://webaim.org/techniques/alttext</a>



### 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 <a href="WAI-ARIA">WAI-ARIA</a> 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: <a href="http://webaim.org/techniques/skipnav">http://webaim.org/techniques/skipnav</a>



### 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: <a href="http://webaim.org/techniques/sitetools/">http://webaim.org/techniques/sitetools/</a>



### **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: <a href="http://webaim.org/techniques/tables/data">http://webaim.org/techniques/tables/data</a>



### **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:* <a href="http://webaim.org/techniques/acrobat/acrobat">http://webaim.org/techniques/acrobat/acrobat</a>



### 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: <a href="http://webaim.org/techniques/captions">http://webaim.org/techniques/captions</a>



### 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: <a href="http://webaim.org/techniques/forms">http://webaim.org/techniques/forms</a>



#### 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 (eg., 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 12



Opportunity Employer

# Southwest Florida Water Management District

23/9 Broad Street, Brooksville, Florida 34604-6899 (352) 796-7211 or 1-800-423-1476 (FL only) WaterMatters.org

**Bartow Office** 170 Century Boulevard Bartow, Florida 33830-7700 (863) 534-1448 or

1-800-492-7862 (FL only)

78 Sarasota Center Boulevard Sarasota, Florida 34240-9770 (941) 377-3722 or 1-800-320-3503 (FL only)

Sarasota Office

**Tampa Office**7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 26, 2024

Eagle Point Community Development District Attn: Candice Bain 9428 Camden Field Pkwy. Riverview, FL 33578

Subject: Transfer to Operation Phase

Project Name: Isles at Bayview Phase III

Permit No.: 43029267.030

Compliance No.: 428491 County: Manatee

Dear Ms. Bain:

The request to transfer the subject permit to the operation phase has been approved. District staff have reviewed the submitted information, inspected the project and determined that the stormwater management system was in compliance at the time of our inspection. The District reserves the right to inspect the project in the future to ensure continued compliance with state law and District rules. The permit, approved drawings and other documents are available for viewing through the District's Application and Permit Search Tools at http://watermatters.org/wmiserp.

The subject permit contains a condition requiring periodic inspection and maintenance. The inspections are required every five (5) years. A record of each inspection (including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted) must be maintained, and must be made available to the District upon request. Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), Operation and Maintenance Inspection Certification available on the District's website, http://www.watermatters.org/permits/erp, describing the remedial actions taken to resolve the failure or deviation.

As outlined in Subsection 62-330.340, F.A.C., "A Permittee shall notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. This notification can be submitted on Form 62-330.340(1)—Request To Transfer Permit available on the District's website, http://www.watermatters.org/permits/erp.

If you have questions, please contact Dan Golus, P.E. at the Sarasota Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Ryan McChesney, P.E., LevelUp Consulting, LLC