

**GOLDEN LAKES
COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

October 7, 2025

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Meeting ID: 274 356 677 852 4

Passcode: YA9f48Hx

Dial in by phone

[+1 646-838-1601,,25087046#](#)



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Golden Lakes Community Development District

Board of Supervisors

Paul Weaver, Chairman
 Lithea Beck, Vice Chair
 Sam Morrone, Assistant Secretary
 Shaun York, Assistant Secretary
 Michael Campbell, Assistant Secretary

Staff:

Jennifer Goldyn, Regional Director
 Michael Perez, District Manager
 Scott D. Clark, District Counsel
 Steven Shealey, District Engineer
 JoAnna Likar, HOA Manager
 Ryan Roberts, General Manager
 Wes Parker, Golf Course Superintendent

Regular Meeting Agenda

Tuesday, October 7, 2025 – 5:30 p.m.

-
1. **Call to Order and Roll Call**
 2. **Approval of Agenda**
 3. **Audience Comments – Three (3) Minute Time Limit**
 4. **Staff Reports**
 - A. Landscape
 - i. Field Inspection Report..... P. 3
 - B. District Counsel
 - C. District Engineer
 - i. Engineer's Report
 - D. Property Manager
 - E. Eaglebrooke Manager
 - F. District Manager
 - i. Review of Second-Quarter Website AuditP. 11
 - ii. Discussion of Landscaping RFP
 5. **Business Items**
 - A. Consideration of Resolution 2026-01, Budget Amendment Resolution P. 23
 - B. Consideration of Securitas Service Agreement Amendment..... P. 53
 6. **Business Administration**
 - A. Consideration of Regular Meeting Minutes held August 5, 2025 P. 54
 - B. Consideration of Workshop Meeting Minutes held September 2, 2025 P. 60
 - C. Review of August 2025 Financial Statements P. 63
 - D. Acceptance of August 2025 Check Register..... P. 76
 7. **Supervisor Requests**
 8. **Audience Comments – Three (3) Minute Time Limit**
 9. **Adjournment**

The next meeting is scheduled for Tuesday, November 4, 2025, at 5:30 p.m.

District Office:

Celebration Office
 313 Campus Street
 Celebration, FL 34747

Meeting Location:

Club at Eaglebrooke
 1300 Eaglebrooke Boulevard
 Lakeland, FL 33813
+1 646-838-1601, 25087046#



Golden Lakes CDD September Field Inspection

Monday, September 22, 2025

21 Items Identified

21 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Anthill

Assigned To: [Floralawn](#)

There are a couple anthills in the plant beds by the clubhouse that should be baited and knocked down. Location: 1500 Eaglebrooke Blvd



Item 2 - Trim Fronds

Assigned To: [Floralawn](#)

These palms should be cut back so that their fronds don't inhibit the road.



Item 3 - Weeds

Assigned To: [Floralawn](#)

Weeds should be treated during routine maintenance. Location: Lake Eaglebrooke Dr



Item 4 - Green Waste

[Assigned To: Board Update](#)

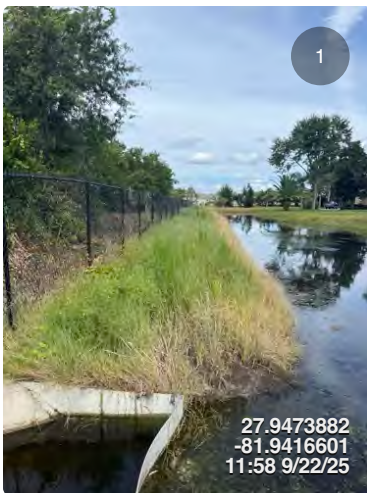
Green waste was located on CDD property. Location: 6559 Eagle Vw Loop



Item 5 - Algae

[Assigned To: Pond Vendor](#)

There appears to be some growth at the pond next to Eagle View Loop.



Item 6 - High Grass

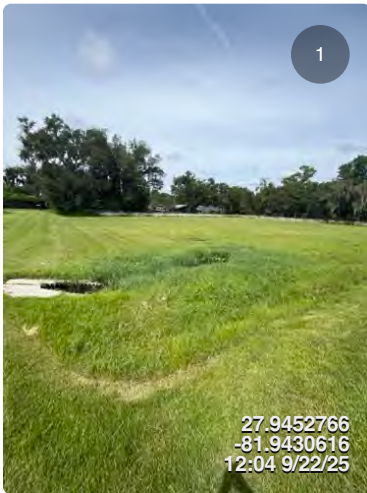
[Assigned To: Floralawn](#)

The area next to the Eagle View Loop pond does not appear like it's being maintained. Has this work been scheduled?

Item 7 - Trash

Assigned To: Pond Vendor

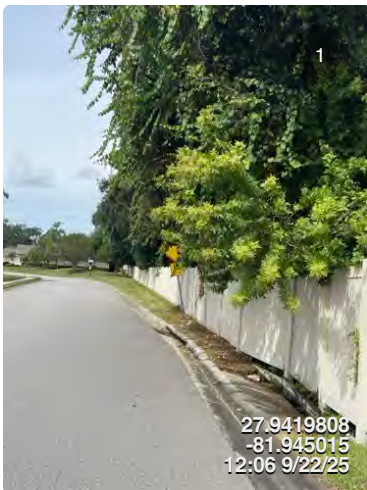
Trash should be picked up during routine maintenance. Location: Eagle View Loop pond



Item 8 - High Grass

Assigned To: Floralawn

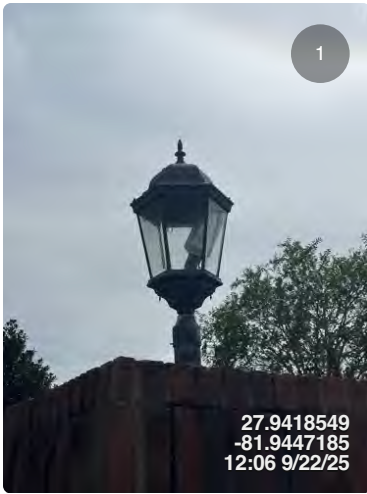
According to a resident this area has not been cut in three weeks. The area is too wet for a mower, can a weed eater be used here? Location: 6759 Eagle Ridge Blvd



Item 9 - Cutback

Assigned To: Floralawn

Cutback vegetation so that it doesn't block the sign. Location: 6805 Lake Eaglebrooke Dr



Item 10 - Loose Light

[Assigned To: Inframark](#)

A light appears to be loose on The Preserve sign.



Item 11 - Weeds

[Assigned To: Floralawn](#)

Weeds should be treated during routine maintenance. Location:
The Preserve sign



Item 12 - Storm Drain

[Assigned To: Board Update](#)

This storm drain at the entrance is full of dirt and leaves. This should be cleared to ensure proper water flow and function of storm water systems.



Item 13 - Cutback

[Assigned To: Floralawn](#)

Cutback vegetation so that it doesn't block the sign at the front entrance.



Item 14 - Trim Plants

[Assigned To: Floralawn](#)

Plants at the front should be trimmed down to be uniform.



Item 15 - Exposed Wires

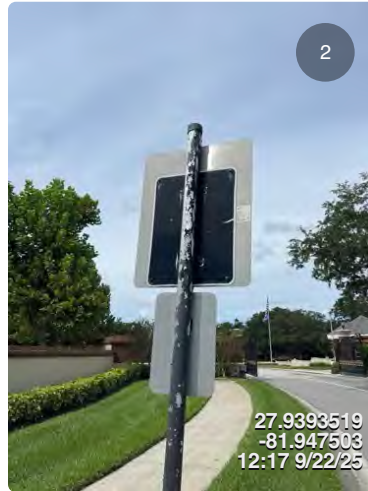
[Assigned To: Board Update/HOA](#)

This post at the guard shack has exposed cut wires.

Item 16 - Black Paint

Assigned To: Inframark

This speed limit pole at the front entrance could use a touch up of black paint.



Item 17 - Raise Canopy

Assigned To: Floralawn

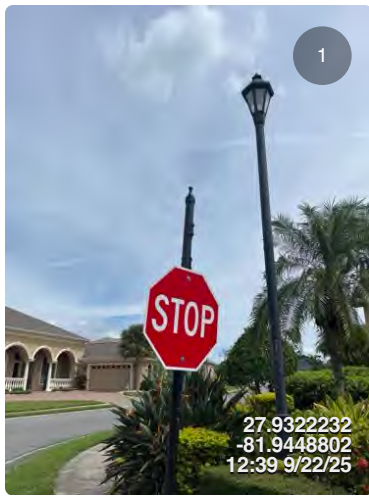
This tree should have its canopy raised. Location: 1080 Clearpointe Way



Item 18 - Dead Sod

Assigned To: Floralawn

The sod in this area has died. Is irrigation working properly in this area? Location: 836–898 Whisper Woods Dr



Item 19 - Missing Street Sign

[Assigned To: Board Update](#)

This stop sign is missing the street name sign. Location: 7320 Osprey Landing Pt



Item 20 - Cutback

[Assigned To: Floralawn](#)

The conservation area should be cutback in this area. Location: 1268 Vista Hills Dr



Item 21 - Dead Sod

[Assigned To: Floralawn](#)

Dead sod was located in the medians along Eaglebrooke Dr.



Quarterly Compliance Audit Report

Golden Lakes

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus 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 [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

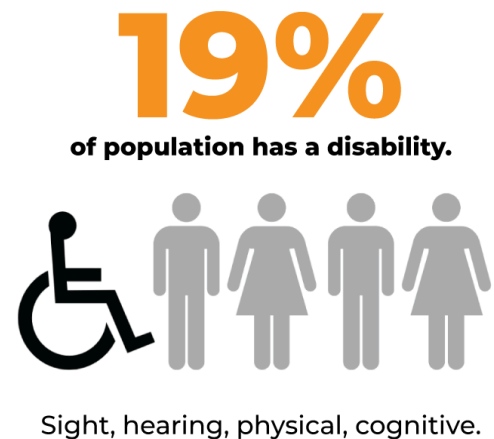
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

RESOLUTION 2026-01

**A RESOLUTION AMENDING THE GOLDEN LAKES
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND
BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Golden Lakes Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 7th day of October, 2025 and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

**Golden Lakes Community
Development District**

Attest:

By: _____
Michael Perez
Assistant Secretary

By: _____
Chair / Vice Chair

Golden Lakes
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget

Prepared by:



Golden Lakes

Community Development District

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Golden Lakes
Community Development District

Operating Budget
Fiscal Year 2026

Golden Lakes
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/25	PROJECTED July- 9/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 50,000	\$ 60,598	\$ -	\$ 60,598	\$ 50,000
Hurricane Irma FEMA Refund	-	-	-	-	-
Interest - Tax Collector	-	5,305	-	5,305	-
Special Assmnts- Tax Collector	1,016,937	1,017,468	-	1,017,468	1,155,639
Special Assmnts- Other	64,105	64,138	-	64,138	64,105
Special Assmnts- Discounts	(43,242)	(40,330)	-	(40,330)	(48,790)
Other Miscellaneous Revenues	-	14,088	-	14,088	-
TOTAL REVENUES	\$ 1,087,800	\$ 1,121,267	\$ -	\$ 1,121,267	\$ 1,220,954

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors	\$ 12,000	\$ 7,600	\$ 4,400	\$ 12,000	\$ 12,000
FICA Taxes	918	581	201	782	918
ProfServ-Engineering	50,000	58,017	20,050	78,067	75,000
ProfServ-Legal Services	80,000	110,633	38,233	148,866	40,000
ProfServ-Mgmt Consulting	42,436	31,827	10,999	42,826	44,558
ProfServ-Property Appraiser	15,100	15,363	-	15,363	16,000
ProfServ-Special Assessment	11,705	15,746	-	15,746	11,705
ProfServ-Web Site Development	1,800	1,191	609	1,800	1,800
Auditing Services	10,000	22,900	-	22,900	25,000
Postage and Freight	1,200	1,441	-	1,441	1,200
Insurance - General Liability	9,720	8,753	967	9,720	10,433
Printing and Binding	500	1,540	-	1,540	500
Legal Advertising	4,000	2,064	1,936	4,000	2,300
Miscellaneous Services	300	340	-	340	300
Misc-Assessmnt Collection Cost	21,621	20,826	795	21,621	21,800
Annual District Filing Fee	175	175	-	175	175
ProfServ-Legal Services Litigation	-	-	-	-	60,000
Total Financial and Administrative	\$ 261,475	\$ 298,997	\$ 78,190	\$ 377,187	\$ 323,689

Field

ProfServ-Field Management	\$ 22,200	\$ 15,000	\$ 7,200	\$ 22,200	\$ 22,200
Contracts-Security Services	262,361	180,626	81,735	262,361	250,000
Contracts-Landscape	101,014	73,554	27,460	101,014	105,000
Security-Roving Parking Patrol	5,000	30	4,970	5,000	5,000
Communication - Teleph - Field	3,700	3,126	1,080	4,206	4,500
Utility - Access Gate	8,000	4,943	1,708	6,651	7,500
Electricity - General	41,000	27,133	9,377	36,510	38,000
Electricity - Streetlighting	18,250	19,243	6,650	25,893	22,000
Utility - Irrigation	800	1,670	577	2,247	1,200
R&M-Common Area	30,000	35,366	12,222	47,588	40,000
R&M-Gate	10,000	1,963	678	2,641	5,000

Golden Lakes
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/25	PROJECTED July- 9/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
R&M-Irrigation	15,000	12,807	4,426	17,233	15,000
R&M-Ponds	5,000	32,959	11,390	44,349	25,000
R&M-Roads & Alleyways	31,000	-	-	-	25,000
R&M-Stormwater System	10,000	266,602	(250,000)	16,602	100,000
R&M-Streetlights	10,000	9,201	3,180	12,381	10,000
R&M-Trees and Trimming	10,000	12,825	4,432	17,257	10,000
R&M-Security Cameras	2,500	-	-	-	2,500
Misc-Contingency	51,999	13,152	4,545	17,697	25,000
Bottled Water Delivery	900	787	113	900	900
Op Supplies - Gatehouse	300	-	300	300	300
<i>Total Field</i>	\$ 639,024	\$ 710,987	\$ (67,956)	\$ 643,031	\$ 714,100

Golden Lakes
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/25	PROJECTED July- 9/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Reserves					
Pavement Loan (P&I)	106,790	-	106,790	106,790	108,862
Pavement Loan (P&I)	30,511	-	30,511	30,511	24,304
Reserve - Infrastructure	25,000	-	25,000	25,000	25,000
Reserve - Roadways	25,000	-	25,000	25,000	25,000
Total Reserves	\$ 187,301	\$ -	\$ 187,301	\$ 187,301	\$ 183,165
TOTAL EXPENDITURES & RESERVES	\$ 1,087,800	\$ 1,009,984	\$ 197,536	\$ 1,207,520	\$ 1,220,954
Excess (deficiency) of revenues	\$ 0	\$ 111,283	\$ (197,536)	\$ (86,253)	\$ -
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out		\$ (135,512)	\$ -	\$ (135,512)	
TOTAL OTHER SOURCES (USES)	\$ -	\$ (135,512)	\$ -	\$ (135,512)	\$ -
Net change in fund balance	\$ 0	\$ (24,229)	\$ (197,536)	\$ (221,765)	\$ -
FUND BALANCE, BEGINNING	\$ 946,625	\$ 946,625	\$ -	\$ 946,625	\$ 724,860
FUND BALANCE, ENDING	\$ 946,625	\$ 922,396	\$ (197,536)	\$ 724,860	\$ 724,860

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

REVENUES**Interest - Investments**

The District earns interest on their operating accounts and other investments.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Other

The District will levy a Non - Ad Valorem assessment for the paving project within the District to pay for the paving project during the Fiscal Year. The additional money collected will be used as a reserve.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

EXPENDITURES**Administrative****P/R - Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on supervisor receiving \$200 per meeting (all supervisors attending all the meetings).

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)**Professional Services - Engineering**

The District's engineer will provide general engineering services to the District, i.e., attendance and preparation for board meetings, review of invoices, and other specifically requested assignments.

Professional Services - Legal Services

The District's legal counsel will provide general legal services to the District, i.e., attendance and preparation for meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services - Management Consulting

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark – Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate anticipated increase.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The fiscal year budget costs are based on a maximum of 2% of the anticipated assessment collections.

Professional Services - Special Assessment

Inframark – Infrastructure Management Services maintains the District's email accounts and website as necessary.

Professional Services – Website Development

Inframark – Infrastructure Management Services will be providing Website development. Go Daddy.com will provide email and archiving services.

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on last year's actual costs plus \$500 contingency.

Postage & Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with EGIS Insurance Advisors. EGIS Insurance advisors specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus a 10% increase to be conservative.

Printing & Binding

Cost of copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

Bank charges and any other miscellaneous expenses that are incurred during the year.

Misc. - Assessment Collection Cost

The District reimburses the Polk County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filling Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Field**Professional Services - Field Management**

The District has a contract with Enprovera Property Advisors for the operation of the District's facilities and its contractors. Includes a moderate increase.

Contracts - Security Services

The District currently has a contract with Securitas Security to provide security services for the District.

Contracts - Landscape

The District currently has a contract with Floralawn Inc. to provide the landscape maintenance of the common areas.

Contracts - Security Roving Patrol

Roving patrol to inspect and enforce parking and towing restrictions.

Communication - Telephone Field

Phone expenses in the field.

Utility - Access Gate

The District has utility accounts with Lakeland Electric and Polk County Utilities for electrical usage for the District's gatehouse.

Electricity - General

The District has utility accounts with Lakeland Electric and Tampa Electric for street lighting leases and usage for the District's facilities and assets. Costs are based on historical expenses.

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

Expenditure - Field (continued)**Electricity - Streetlighting**

The District has utility accounts with Lakeland Electric and Tampa Electric for street lighting usage for the District's facilities and assets.

Utility - Irrigation

Irrigation for the Grandview Island.

R&M - Renewal and Replacement

Flowers and plant replacements.

R&M - Common Area

Repairs and maintenance of common areas.

R&M Gate

The repairs and maintenance of the gatehouse.

R&M Irrigation

The repairs and maintenance for irrigation (Sprinkler system).

R&M Ponds

Repairs and maintenance of the District's Ponds.

R&M Roads & Alleyways

Repairs and maintenance for the District's roads.

R&M - Stormwater System

Reserves on the Stormwater System for any necessary cleaning or to correct any issues for the new fiscal year.

R&M Streetlights

Repair and maintenance for the District's street lights from Deal Electric.

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

Expenditure - Field (continued)**R&M Trees & Trimming**

Landscape maintenance for trimming and removal of trees from B&G Tree Service.

R&M Security Cameras

Repairs and replacement of security cameras.

Misc. - Contingency

This category provides funds for field expenditures that may not have been budgeted anywhere else.

Bottled Water Delivery

Ready Refresh water delivery for gatehouse.

OP Supplies - Gatehouse

Cost of supplies for the gatehouse.

RESERVES**Pavement Loan**

These are funds that will be used for the roadway project.

Interest Expense

The district pays interest expense on the outstanding debt twice a year.

Reserve Infrastructure

Reserves for the district's infrastructure.

Reserve Roadways

Reserves for the district's roads.

Golden Lakes
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/25	PROJECTED July- 9/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Collections	-	-	-	-	\$64,105
TOTAL REVENUES	-	-	-	-	64,105
EXPENDITURES					
<i>Debt Service</i>					
ProfServ-Trustee Fees	-	-	-	-	-
Loan-Pavement	-	-	-	-	108,862
Interest Expense	-	-	-	-	24,304
Total Debt Service	-	-	-	-	133,165
<i>Reserves</i>					
Interest Expense	-	-	-	-	-
Total Reserves	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	133,165
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	(69,061)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	-	-	-
Loan/Note Proceeds	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	(69,061)
TOTAL OTHER SOURCES (USES)	-	-	-	-	(69,061)
Net change in fund balance	-	-	-	-	(69,061)
FUND BALANCE, BEGINNING	-	17,662	-	17,662	17,662
FUND BALANCE, ENDING	\$ -	\$ 17,662	\$ -	\$ 17,662	\$ (51,399)

Period Ending	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
11/1/2023	\$897,237		\$17,272	\$17,272	
5/1/2024	\$897,237	\$104,757	\$17,272	\$122,029	\$139,301
11/1/2024	\$792,480		\$15,255	\$15,255	
5/1/2025	\$792,480	\$106,790	\$15,255	\$122,045	\$137,300
11/1/2025	\$685,691		\$13,200	\$13,200	
5/1/2026	\$685,691	\$108,862	\$13,200	\$122,062	\$135,261
11/1/2026	\$576,829		\$11,104	\$11,104	
5/1/2027	\$576,829	\$110,974	\$11,104	\$122,078	\$133,182
11/1/2027	\$465,854		\$8,968	\$8,968	
5/1/2028	\$465,854	\$113,128	\$8,968	\$122,096	\$131,063
11/1/2028	\$352,726		\$6,790	\$6,790	
5/1/2029	\$352,726	\$115,323	\$6,790	\$122,113	\$128,903
11/1/2029	\$237,403		\$4,570	\$4,570	
5/1/2030	\$237,403	\$117,561	\$4,570	\$122,131	\$126,701
11/1/2030	\$119,842		\$2,307	\$2,307	
5/1/2031	\$119,842	\$119,842	\$2,307	\$122,149	\$124,456
		\$897,237	\$158,930	\$1,056,168	\$1,056,168

Golden Lakes
Community Development District

Summary of Revenues, Expenses and Changes in Net Assets
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	July-	PROJECTED	BUDGET
	FY 2025	6/30/2025	9/31/2025	FY 2025	FY 2026
OPERATING REVENUES					
Interest - Investments	\$ -	\$ 905	\$ 646	\$ 1,551	\$ -
Green Fees-GS	305,718	217,837	155,598	373,435	493,572
Green Fees-Outings-GS	91,200	55,767	39,834	95,601	104,010
Green Fees-Members-GS	2,115	2,365	1,689	4,054	5,266
Cart Fees-GS	210,300	152,090	108,636	260,726	288,939
PS-Other Income-GS	39,160	-	-	-	43,700
Cart Fees-Outings-GS	50,600	30,705	21,932	52,637	64,400
Cart Fees-Members-GS	154,694	118,557	84,684	203,241	340,993
Range-GS	27,392	18,022	12,873	30,895	22,800
Instruction-Individual -INST	31,330	3,544	2,531	6,075	17,419
Food Sales-On Course-F&B	5,305	5,215	3,725	8,940	10,671
Food Sales-Banquets-F&B	379,112	208,936	149,240	358,176	410,000
Food Sales-Clubhouse-F&B	442,844	246,771	176,265	423,036	576,194
Non-Alcoholic-Banquets-F&B	78	13	9	22	-
Non-Alcoholic-Clubhouse-F&B	20,535	13,483	9,631	23,114	-
Alc Sales (Beer)-Banquets-F&B	14,439	5,987	4,276	10,263	13,247
Alc Sales (Beer)-Clubhouse-F&B	110,376	57,714	41,224	98,938	142,207
Alc Sales (Wine)-Banquets-F&B	13,010	4,888	3,491	8,379	13,224
Alc Sales (Wine)-Clubhouse-F&B	62,078	26,334	18,810	45,144	64,877
Alc Sales (Liquor)-Banquet-F&B	30,449	18,342	13,101	31,443	34,242
Alc Sales (Liquor)-Clubhouse-F&B	173,934	86,643	61,888	148,531	195,819
Gratuity-Outings-F&B	(6,136)	-	(6,136)	(6,136)	(5,993)
Room Charge-Banquets-F&B	84,000	48,228	34,449	82,677	110,000
Service Charge-Banquets-F&B	10,800	-	-	-	-
Non-Alcoholic-Outing-F&B	39	-	-	-	30,259
Food Sales-Outings	464	420	300	720	1,311
Non-Alcoholic-On Course-F&B	10,131	7,288	5,206	12,494	20,940
Alc Sales (Beer)-On Course-F&B	32,688	25,666	18,333	43,999	61,273
Alc Sales (Liquor)-On Course-F&B	27,935	25,469	18,192	43,661	49,351
Alc Sales (Beer)-Outings-F&B	1,261	1,656	1,183	2,839	5,401
Room Rentals	-	2,376	1,697	4,073	-
Membership Dues - monthly dues-GS	1,604,725	767,805	548,432	1,316,237	1,990,705
Golf Ball Sales	46,399	32,069	22,906	54,975	65,810
Glove Sales	13,607	8,176	5,840	14,016	18,640
Headwear Sales	10,662	9,236	6,597	15,833	19,536
Ladies' Wear Sales	8,782	3,680	2,629	6,309	10,732
Men's Wear Sales	24,760	19,746	14,104	33,850	33,550
Shoes Sales	7,896	4,407	3,148	7,555	12,668
Miscellaneous Sales	-	(2,237)	(1,598)	(3,835)	-
Club Sales	19,805	7,032	5,023	12,055	24,843
Rental Clubs Sales	8,800	4,466	3,190	7,656	9,682
Bag Sales	5,995	3,407	2,434	5,841	7,899

Golden Lakes

Community Development District

Juniorwear Sales	265	-	-	-	-
Outerwear Sales	2,300	6,170	4,407	10,577	5,552
Other Pro Shop Sales	2,336	6,499	4,642	11,141	5,037
Handicap Fee Sales	4,529	3,850	2,750	6,600	4,650
Locker Fees	-	20	14	34	-
Special Assmnts- Tax Collector	267,214	251,931	15,283	267,214	267,214
Special Assmnts- Discounts	(9,352)	(9,928)	-	(9,928)	(10,689)
Other Miscellaneous Revenues	14,000	101	72	173	9,001
Initiation Fees	114,000	-	-	-	192,000
TOTAL OPERATING REVENUES	4,472,574	2,501,651	1,623,181	4,124,832	5,780,952

OPERATING EXPENSES

Personnel and Administration

Payroll-Hourly	94,300	47,716	46,584	94,300	131,340
Payroll-Benefits	81,000	31,904	49,096	81,000	90,000
Payroll-Managers	140,700	87,558	62,541	150,099	148,404
Payroll-Processing Fee	30,000	11,854	18,146	30,000	30,000
Payroll - Bonus	32,000	-	32,000	32,000	38,000
Management Incentive	25,000	-	25,000	25,000	54,000
Payroll Taxes	29,557	7,257	5,184	12,441	31,275
401(K) Plan	17,100	7,504	5,360	12,864	21,000
Legal/Accounting/Professional	-	15,077	10,769	25,846	4,000
BCG Management	67,500	37,500	30,000	67,500	108,000
Contracts-Pest Control	3,880	1,040	743	1,783	4,290
IT Support	7,200	3,758	2,684	6,442	11,748
Travel and Per Diem	2,400	184	131	315	600
Training/Staff Development	7,400	4,103	2,931	7,034	8,000
Communication - Telephone	4,200	1,725	1,232	2,957	4,140
Communication - Mobile	1,800	1,275	911	2,186	1,800
Postage	1,604	795	568	1,363	1,200
Cell Phone	900	-	-	-	900
Fed-Ex/Courier	200	7	5	12	-
Utility - Water & Sewer	14,156	4,691	3,351	8,042	13,163
Garbage Removal	15,000	6,558	4,684	11,242	18,000
Utilities-Electric	44,567	14,286	10,204	24,490	37,811
Lease - Copier	6,000	2,860	3,140	6,000	5,800
Golf Cart Equip Leases	94,530	39,389	55,141	94,530	94,536
Insurance-P&C	257,250	99,710	157,540	257,250	267,396
Insurance-Workmans Comp	36,000	15,266	20,734	36,000	36,630
R&M-Buildings	48,000	17,006	12,147	29,153	55,000
R&M-Equipment	-	37,410	26,721	64,131	-
Equip Maint/Repair-Prevent	3,400	-	-	-	4,000
Printing and Binding	-	21	15	36	-
Special Promotions/Events	26,200	9,442	6,744	16,186	22,200
Direct Mailings	-	-	-	-	2,500
Graphic Design	3,600	1,200	857	2,057	3,600
Membership Programs	53,400	35,382	25,273	60,655	54,250
Advertising (Electronic)	13,524	7,606	5,433	13,039	6,600
Advertising (Display)	1,500	-	-	-	4,000

Golden Lakes

Community Development District

Miscellaneous Services	3,600	93	66	159	1,500
Misc-Employee Meals	4,200	3,117	2,226	5,343	7,800
Misc-Licenses & Permits	-	-	-	-	139
Misc-Assessmnt Collection Cost	5,165	4,840	325	5,165	5,165
Misc-Credit Card Fees	105,958	57,293	40,924	98,217	140,873
Internet Access	6,000	2,980	2,129	5,109	6,120
TV/Cable or Dish	5,520	4,749	3,392	8,141	10,900
Bank Fees	480	75	54	129	456
POS System Hardware	-	-	-	-	37,900
Misc-Security-G&A	750	750	536	1,286	750
Website & Newsletter	11,400	4,571	3,265	7,836	12,922
Misc-Mileage Reimbursement	-	440	314	754	1,080
Misc.-Personal Property Taxes	4,000	-	4,000	4,000	-
Office Supplies	14,686	1,969	1,406	3,375	23,016
Computer Supplies/Equipment	3,500	242	173	415	4,000
	-	6,992	4,994	11,986	-
Op Supplies - Uniforms	-	187	134	321	200
Clubhouse Cleaning Service G&A	3,550	2,325	1,661	3,986	4,500
Software	9,000	3,498	2,499	5,997	9,600
Chamber / Organization Dues	2,089	285	204	489	1,560
Bad Debt Expenses	20,000	1,013	-	1,013	6,000
Total Personnel and Administration	1,363,766	645,503	694,171	1,339,674	1,588,664

Maintenance and Landscaping

Payroll-Hourly	398,904	180,343	218,561	398,904	561,329
Payroll-Managers	96,864	39,202	57,662	96,864	105,010
Payroll - Bonus	16,000	-	16,000	16,000	15,500
Payroll Taxes	34,544	15,581	18,963	34,544	52,588
Outside Services	34,200	15,450	11,036	26,486	30,000
Aerification	5,000	-	-	-	-
Gas Diesel	31,399	11,382	8,130	19,512	29,530
Utility - Irrigation	-	821	586	1,407	
Utility - Water & Sewer	2,267	1,006	719	1,725	5,167
Utilities-Electric	17,210	6,147	4,391	10,538	16,198
Golf Cart Equip Leases	83,243	-	83,243	83,243	91,396
R&M-Irrigation	14,400	6,532	4,666	11,198	14,400
Equip Maint/Repair-Prevent	60,000	26,204	18,717	44,921	66,000
Sod/Sprigs	7,000	3,020	2,157	5,177	5,000
Safety Equipment	600	17	12	29	
Cleaning Supplies	500	378	270	648	
Supplies-Landscape	6,000	5,975	4,268	10,243	12,000
Supplies-Course	6,000	2,977	2,126	5,103	7,000
Pre-Emergents	66,000	-	-	-	63,000
Sand-Top Dressing greens/tees	6,000	4,531	3,236	7,767	16,800
Op Supplies - Uniforms	2,400	1,006	719	1,725	4,000
Chemicals-Fungicides	3,000	2,360	1,686	4,046	4,500
Chemicals-Herbicides	16,000	6,008	4,291	10,299	14,000
Chemicals-Insecticides	8,000	-	-	-	21,500
Chemicals-Growth Regulators	9,000	-	9,000	9,000	6,000

Golden Lakes

Community Development District

Fertilizers-Fairways / Roughs	20,000	-	-	-	10,000
Fertilizers-Greens	39,000	10,521	7,515	18,036	40,000
Small Equipment/Hand Tools	1,800	218	156	374	2,500
Total Maintenance and Landscaping	985,331	339,679	478,110	817,789	1,193,418

Parks and Recreations

Amortization Expense	-	-	-	-	-
Depreciation Expense	-	-	-	-	-
Interest Expense - Lease	-	-	-	-	-
Total Parks and Recreations	-	-	-	-	-

Pro Shop

COGS - Golf Balls	31,087	20,640	14,743	35,383	43,435
COGS - Gloves	9,117	5,941	4,244	10,185	12,302
COGS - Headwear	7,144	6,362	4,544	10,906	12,894
COGS - Ladies Wear	5,884	-	5,884	5,884	7,083
COGS - Men's Wear	16,589	15,643	11,174	26,817	22,143
COGS - Shoes	5,290	4,146	2,961	7,107	8,361
COGS - Junior Wear	178	-	-	-	-
COGS - Clubs	13,269	(500)	(357)	(857)	16,396
COS - Miscellaneous	-	1,291	922	2,213	-
COGS - Outerwear	1,541	-	-	-	3,664
COGS - Bags	4,016	2,609	1,864	4,473	5,213
COGS - Beverage - Beer/Wine/Liquor	129,100	74,649	53,321	127,970	171,574
COGS - Beverage - Non Alch	18,623	13,249	9,464	22,713	22,119
COGS - Food Sales	346,817	182,781	130,558	313,339	425,725
COGS - Purchase Discounts	-	(256)	(183)	(439)	(3,956)
COGS-Inventory General			-	-	3,324
Total Pro Shop	588,655	326,555	239,138	565,693	750,277

Golf Operations

Payroll-Salaries	97,128	39,265	57,863	97,128	156,200
Payroll-Hourly	172,875	108,384	64,491	172,875	296,400
Commission-Outing	8,508	-	-	-	10,105
Payroll-Commission	31,330	8,616	6,154	14,770	17,419
Payroll - Bonus	10,219	-	10,219	10,219	4,000
Payroll Taxes	25,285	13,234	12,051	25,285	38,730
R&M-Golf Cart	-	714	510	1,224	1,200
Equip Maint/Repair-Prevent	-	581	415	996	1,000
Misc-Employee Meals	550	1,061	758	1,819	3,000
Misc-Handicap Fees	9,300	352	251	603	7,700
Tournaments and Events	31,500	9,729	6,949	16,678	42,500
Cell Phone	900	-	-	-	900
Operating Supplies	-	1,176	840	2,016	-
Supplies-Shop	600	-	-	-	3,000
Op Supplies - Uniforms	1,800	349	249	598	7,200
Driving Range Supplies	15,000	8,970	6,407	15,377	20,000
Chamber / Organization Dues	1,350	-	-	-	1,900
Total Golf Operations	406,345	192,431	167,158	359,589	611,254

Amenities

Golden Lakes

Community Development District

Outside Services	12,384	5,460	3,900	9,360	12,675
Utility - Water & Sewer	3,997	1,352	966	2,318	4,222
R&M-Buildings	1,500	1,882	1,344	3,226	1,500
Payroll - Managers	20,400	9,327	6,662	15,989	9,600
Misc-Licenses & Permits	280	-	280	280	280
Operating Supplies	1,000	-	-	-	900
Total Amenities	39,561	18,021	13,152	31,173	29,177
Food and Beverages					
Payroll - Hourly	415,726	181,891	233,835	415,726	445,911
Payroll - Managers	220,152	89,048	131,104	220,152	224,997
Payroll - Salary Staff Sous Chef	-	-	-	-	62,083
Payroll Taxes	67,498	33,865	33,633	67,498	79,275
Linen/Laundry	72,000	21,835	15,596	37,431	62,253
Grease Removal	1,900	-	-	-	2,000
Training/Staff Development	-	-	-	-	900
Communication - Mobile	1,500	550	393	943	1,500
Utility - Water & Sewer	4,200	1,921	1,372	3,293	5,100
Propane /Natural Gas	25,611	6,834	4,881	11,715	22,800
Equipment Rental	3,120	1,330	950	2,280	3,300
Equip Maint/Repair-Fix	9,000	4,116	2,940	7,056	12,000
Equip Maint/Repair-Prevent	1,500	350	250	600	1,800
Misc-Licenses & Permits	1,920	-	-	-	1,980
Decorations	2,500	2,466	1,761	4,227	4,900
Glassware/China/Silver	5,000	797	569	1,366	5,000
Cleaning Supplies	3,950	1,761	1,258	3,019	4,800
Supplies-Paper and Plastic	12,350	7,609	5,435	13,044	21,000
Supplies-Banquet	4,000	1,582	1,130	2,712	3,996
Supplies-Kitchen	10,375	6,906	4,933	11,839	14,100
Op Supplies - Uniforms	3,000	140	100	240	4,000
Total Food and Beverages	865,302	363,001	440,141	803,142	983,695
Non-Operating					
Improvements - Building	290,000	107,983	77,131	185,114	190,000
Cap Outlay - Equipment	-	2,873	2,052	4,925	-
Total Non-Operating	290,000	110,856	79,183	190,039	190,000
Debt Service					
Principal Debt Retirement A-1	85,000	-	85,000	85,000	90,000
Principal Debt Retirement A-2	5,000	-	5,000	5,000	5,000
Interest Expense Series A-1	131,253	65,626	65,627	131,253	128,171
Interest Expense Series A-2	15,600	7,475	8,125	15,600	15,275
Total Debt Service	236,853	73,101	163,752	236,853	238,446
TOTAL OPERATING EXPENSES	4,775,813	2,069,147	2,274,805	4,343,952	5,584,931
Operating income (loss)	(303,239)	432,504	(651,624)	(219,120)	196,021
OTHER FINANCING SOURCES (USES)					
Extraordinary Gain / Loss	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-

Golden Lakes
Community Development District

Change in net assets	(303,239)	432,504	(651,624)	(219,120)	196,021
TOTAL NET ASSETS, BEGINNING	415,883	415,883	-	415,883	196,763
TOTAL NET ASSETS, ENDING	<u>\$ 112,645</u>	<u>\$ 848,387</u>	<u>\$ (651,624)</u>	<u>\$ 196,763</u>	<u>\$ 392,784</u>

Golden Lakes
Community Development District

Debt Service Budgets
Fiscal Year 2026

GOLDEN LAKES

Community Development District

Series 2017A-1 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Debt Service	Annual Debt Service
11/1/2024	\$3,150,000			\$65,626	\$65,626	
5/1/2025	\$3,150,000	\$85,000	3.625%	\$65,626	\$150,626	\$216,253
11/1/2025	\$3,065,000			\$64,086	\$64,086	
5/1/2026	\$3,065,000	\$90,000	3.750%	\$64,086	\$154,086	\$218,171
11/1/2026	\$2,975,000			\$62,398	\$62,398	
5/1/2027	\$2,975,000	\$90,000	3.800%	\$62,398	\$152,398	\$214,796
11/1/2027	\$2,885,000			\$60,688	\$60,688	
5/1/2028	\$2,885,000	\$95,000	4.250%	\$60,688	\$155,688	\$216,376
11/1/2028	\$2,790,000			\$58,669	\$58,669	
5/1/2029	\$2,790,000	\$100,000	4.250%	\$58,669	\$158,669	\$217,339
11/1/2029	\$2,690,000			\$56,544	\$56,544	
5/1/2030	\$2,690,000	\$105,000	4.250%	\$56,544	\$161,544	\$218,089
11/1/2030	\$2,585,000			\$54,313	\$54,313	
5/1/2031	\$2,585,000	\$105,000	4.250%	\$54,313	\$159,313	\$213,626
11/1/2031	\$2,480,000			\$52,082	\$52,082	
5/1/2032	\$2,480,000	\$105,000	4.250%	\$52,082	\$157,082	\$209,164
11/1/2032	\$2,375,000			\$49,851	\$49,851	
5/1/2033	\$2,375,000	\$115,000	4.400%	\$49,851	\$164,851	\$214,701
11/1/2033	\$2,260,000			\$47,321	\$47,321	
5/1/2034	\$2,260,000	\$120,000	4.400%	\$47,321	\$167,321	\$214,641
11/1/2034	\$2,140,000			44,680.63	\$44,681	
5/1/2035	\$2,140,000	125,000	4.400%	44,680.63	\$169,681	\$214,361

GOLDEN LAKES

Community Development District

Series 2017A-1 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Debt Service	Annual Debt Service
continued						
11/1/2035	\$2,015,000			41,930.63	\$41,931	
5/1/2036	\$2,015,000	135,000	4.400%	41,930.63	\$176,931	\$218,861
11/1/2036	\$1,880,000			38,960.63	\$38,961	
5/1/2037	\$1,880,000	135,000	4.400%	38,960.63	\$173,961	\$212,921
11/1/2037	\$1,745,000			35,990.63	\$35,991	
5/1/2038	\$1,745,000	145,000	4.125%	35,990.63	\$180,991	\$216,981
11/1/2038	\$1,600,000			33,000.00	\$33,000	
5/1/2039	\$1,600,000	150,000	4.125%	33,000.00	\$183,000	\$216,000
11/1/2039	\$1,450,000			29,906.25	\$29,906	
5/1/2040	\$1,450,000	155,000	4.125%	29,906.25	\$184,906	\$214,813
11/1/2040	\$1,295,000			26,709.38	\$26,709	
5/1/2041	\$1,295,000	165,000	4.125%	26,709.38	\$191,709	\$218,419
11/1/2041	\$1,130,000			23,306.25	\$23,306	
5/1/2042	\$1,130,000	170,000	4.125%	23,306.25	\$193,306	\$216,613
11/1/2042	\$960,000			19,800.00	\$19,800	
5/1/2043	\$960,000	175,000	4.125%	19,800.00	\$194,800	\$214,600
11/1/2043	\$785,000			16,190.63	\$16,191	
5/1/2044	\$785,000	185,000	4.125%	16,190.63	\$201,191	\$217,381
11/1/2044	\$600,000			12,375.00	\$12,375	
5/1/2045	\$600,000	195,000	4.125%	12,375.00	\$207,375	\$219,750
11/1/2045	\$405,000			8,353.13	\$8,353	
5/1/2046	\$405,000	200,000	4.125%	8,353.13	\$208,353	\$216,706
11/1/2046	\$205,000			4,228.13	\$4,228	
5/1/2047	\$205,000	205,000	4.125%	4,228.13	\$209,228	\$213,456
		\$3,150,000		\$1,814,019	\$4,964,019	\$4,964,019

GOLDEN LAKES

Community Development District

Series 2017A-2 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Debt Service	Annual Debt Service
11/1/2024	\$240,000			\$7,800	\$7,800	
5/1/2025	\$240,000	\$5,000	6.500%	\$7,800	\$12,800	\$20,600
11/1/2025	\$235,000			\$7,638	\$7,638	
5/1/2026	\$235,000	\$5,000	6.500%	\$7,638	\$12,638	\$20,275
11/1/2026	\$230,000			\$7,475	\$7,475	
5/1/2027	\$230,000	\$5,000	6.500%	\$7,475	\$12,475	\$19,950
11/1/2027	\$225,000			\$7,313	\$7,313	
5/1/2028	\$225,000	\$5,000	6.500%	\$7,313	\$12,313	\$19,625
11/1/2028	\$220,000			\$7,150	\$7,150	
5/1/2029	\$220,000	\$5,000	6.500%	\$7,150	\$12,150	\$19,300
11/1/2029	\$215,000			\$6,988	\$6,988	
5/1/2030	\$215,000	\$5,000	6.500%	\$6,988	\$11,988	\$18,975
11/1/2030	\$210,000			\$6,825	\$6,825	
5/1/2031	\$210,000	\$5,000	6.500%	\$6,825	\$11,825	\$18,650
11/1/2031	\$205,000			\$6,663	\$6,663	
5/1/2032	\$205,000	\$5,000	6.500%	\$6,663	\$11,663	\$18,325
11/1/2032	\$200,000			\$6,500	\$6,500	
5/1/2033	\$200,000	\$5,000	6.500%	\$6,500	\$11,500	\$18,000
11/1/2033	\$195,000			\$6,338	\$6,338	
5/1/2034	\$195,000	\$10,000	6.500%	\$6,338	\$16,338	\$22,675
11/1/2034	\$185,000			\$6,013	\$6,013	
5/1/2035	\$185,000	\$10,000	6.500%	\$6,013	\$16,013	\$22,025
11/1/2035	\$175,000			\$5,688	\$5,688	

GOLDEN LAKES

Community Development District

Series 2017A-2 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Debt Service	Annual Debt Service
Continued						
5/1/2036	\$175,000	\$10,000	6.500%	\$5,688	\$15,688	\$21,375
11/1/2036	\$165,000			\$5,363	\$5,363	
5/1/2037	\$165,000	\$10,000	6.500%	\$5,363	\$15,363	\$20,725
11/1/2037	\$155,000			\$5,038	\$5,038	
5/1/2038	\$155,000	\$10,000	6.500%	\$5,038	\$15,038	\$20,075
11/1/2038	\$145,000			\$4,713	\$4,713	
5/1/2039	\$145,000	\$10,000	6.500%	\$4,713	\$14,713	\$19,425
11/1/2039	\$135,000			\$4,388	\$4,388	
5/1/2040	\$135,000	\$10,000	6.500%	\$4,388	\$14,388	\$18,775
11/1/2040	\$125,000			\$4,063	\$4,063	
5/1/2041	\$125,000	\$15,000	6.500%	\$4,063	\$19,063	\$23,125
11/1/2041	\$110,000			\$3,575	\$3,575	
5/1/2042	\$110,000	\$15,000	6.500%	\$3,575	\$18,575	\$22,150
11/1/2042	\$95,000			\$3,088	\$3,088	
5/1/2043	\$95,000	\$15,000	6.500%	\$3,088	\$18,088	\$21,175
11/1/2043	\$80,000			\$2,600	\$2,600	
5/1/2044	\$80,000	\$20,000	6.500%	\$2,600	\$22,600	\$25,200
11/1/2044	\$60,000			\$1,950	\$1,950	
5/1/2045	\$60,000	\$20,000	6.500%	\$1,950	\$21,950	\$23,900
11/1/2045	\$40,000			\$1,300	\$1,300	
5/1/2046	\$40,000	\$20,000	6.500%	\$1,300	\$21,300	\$22,600
11/1/2046	\$20,000			\$650	\$650	
5/1/2047	\$20,000	\$20,000	6.500%	\$650	\$20,650	\$21,300
		\$240,000		\$238,225	\$478,225	\$478,225

Golden Lakes**Community Development District****Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/31/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmts - Tax Collector	188,034	188,132	-	188,132	142,511
Special Assmnts- Discounts	(7,521)	(7,015)	-	(7,015)	(5,700)
TOTAL REVENUES	180,513	181,117	-	181,117	136,811
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Property Appraiser	1,880	-	1,880	1,880	1,425
Misc-Assessmnt Collection Cost	3,761	3,622	139	3,761	2,850
Total Administrative	5,641	3,622	2,019	5,641	4,275
<i>Golf Course</i>					
R&M-Golf Course	-	-	-	-	-
Total Golf Course	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	5,641	3,622	2,019	5,641	4,275
Excess (deficiency) of revenues Over (under) expenditures	174,872	177,495	(2,019)	175,476	132,536
Net change in fund balance	349,744	177,495	(2,019)	175,476	132,536
FUND BALANCE, BEGINNING	501,741	501,741	-	501,741	677,217
FUND BALANCE, ENDING	\$ 501,741	\$ 679,236	\$ (2,019)	\$ 677,217	\$ 809,753

GOLDEN LAKES

Community Development District

General Fund

Budget Narrative

Fiscal Year 2026

REVENUES**Interest - Investments**

The District earns interest on their operating accounts and other investments.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

EXPENDITURES**Professional Services - Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The fiscal year budget costs are based on a maximum of 2% of the anticipated assessment collections.

Misc. - Assessment Collection Cost

The District reimburses the Polk County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The district pays regular principal Payments annually in order to pay down/retire the debt.

Interest Expense

The district Pays Interest expense on the outstanding debt twice a year.

Golden Lakes

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

GOLDEN LAKES

Community Development District

Golden Lakes
Community Development District

Assessment Summary

Phase	Village	General Fund 001			Reserve Fund 402			Paving Assessment			Series 2017 Debt Service			Total Assessments per Unit			O&M	2017 DS	2021 DS	Paving
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Units	Units	Units	Assmt Units
1A	Cascades/	\$ 1,046.21	\$ 917.22	\$ 129.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 62.34	62.34	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,783.54	\$ 1,729.55	\$ 54.00	30	30	30	30
	Island Lake	\$ 1,141.32	\$ 1,000.60	\$ 141.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 62.34	62.34	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,878.65	\$ 1,812.94	\$ 66.00	11	11	11	11
1B	Clearpointe	\$ 1,046.21	\$ 917.22	\$ 129.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 62.62	62.62	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,783.82	\$ 1,729.83	\$ 54.00	40	40	40	38
2A	Osprey Landing	\$ 1,902.19	\$ 1,667.67	\$ 235.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 126.41	126.41	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 2,703.60	\$ 2,544.08	\$ 160.00	43	43	43	43
2B	Reflections	\$ 2,472.85	\$ 2,167.97	\$ 305.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 144.26	144.26	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 3,292.11	\$ 3,062.22	\$ 230.00	44	44	44	44
2BN	Eaglebrooke North	\$ 2,929.38	\$ 2,568.21	\$ 361.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 158.01	158.01	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 3,762.39	\$ 3,476.22	\$ 286.00	124	124	124	124
2C	Osprey Landing West	\$ 2,101.92	\$ 1,842.78	\$ 259.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 124.80	124.80	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 2,901.72	\$ 2,717.57	\$ 184.00	48	48	48	47
3	Viewpointe	\$ 1,046.21	\$ 917.22	\$ 129.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 60.60	60.60	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,781.81	\$ 1,727.82	\$ 54.00	26	26	26	26
5A	Eaglebrooke	\$ 1,046.21	\$ 917.22	\$ 129.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 56.76	56.76	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,777.97	\$ 1,723.98	\$ 54.00	53	53	53	53
V	Villages	\$ 1,027.18	\$ 900.54	\$ 127.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 42.85	42.85	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,745.03	\$ 1,693.39	\$ 52.00	35	35	35	33
VH	Vista Hills	\$ 2,377.74	\$ 2,084.59	\$ 293.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 134.09	134.09	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 3,186.83	\$ 2,968.68	\$ 218.00	23	23	23	23
VH2	Vista Hills II	\$ 2,663.07	\$ 2,334.74	\$ 328.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 134.09	134.09	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 3,472.16	\$ 3,218.83	\$ 253.00	14	14	14	14
WW	Whisper Woods	\$ 2,472.85	\$ 2,167.97	\$ 305.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 123.93	123.93	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 3,271.78	\$ 3,041.90	\$ 230.00	57	57	57	57
G	Grandview	\$ 1,150.83	\$ 1,008.94	\$ 142.00	\$ 234.78	\$ 309.78	\$ (75.00)	\$ 60.48	60.48	\$ -	\$ 440.22	\$ 440.22	\$ -	\$ 1,886.30	\$ 1,819.42	\$ 67.00	59	59	59	59
																	608	607	607	603



ADDENDUM/AMENDMENT/RENEWAL
to
SECURITY SERVICES AGREEMENT
SECURITAS SECURITY SERVICES USA, INC.

With the exception of the following changes, all of the terms and conditions of the previously entered into Security Services Agreement remain in full force and effect and are incorporated herein by reference.

Effective Date: 10/1/2025

Current Rates for service are as follows:

Service Category	Program Hrs	Wage Rate	Bill Rate
Security Officer	128	\$14.50	\$26.50
Site Supervisor	40	\$16.00	\$26.50

Current Officers: \$231,504

Rates of Service will be amended as follows:

Service Category	Program Hrs	Wage Rate	Bill Rate
Security Officer	128	\$15.00	\$27.34
Site Supervisor	40	\$16.50	\$27.34

Projected Officer Budget: \$238,798

Except as modified by this amendment, all terms and conditions of the agreement and addendums remain in full force and effect. Holidays are not included. VMS included. Re-supplies not included.

GOLDEN LAKES COMM DEVELOPMENT
Client

Securitas Security Services USA, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

MINUTES OF MEETING
GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (“Board”) of the Golden Lakes Community Development District was held Tuesday, August 5, 2025, at 5:31 p.m., at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

Present and constituting a quorum were:

Paul Weaver	Chair
Lithea Beck	Vice Chair
Shaun York	Assistant Secretary
Michael Campbell	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Scott Clark	District Counsel, Winter Park Lawyers
Steven Shealey	District Engineer, Pennoni & Associates
JoAnna Likar	Property Manager, Enprovera Property Advisors LLC
Ryan Roberts	General Manager, Eaglebrooke
Wes Parker	Golf Course Supervisor
Brian Rhodes	Regional Director, Troon
Kyle Goldberg	Field Inspection Coordinator, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Perez called the meeting to order at 5:31 p.m. and conducted roll call. A quorum was established for the meeting.

SECOND ORDER OF BUSINESS **Adoption of Agenda**

On MOTION by Ms. Beck, seconded by Mr. Campbell, with all in favor, motion to adopt August 5, 2025, meeting agenda with the adjustment to switch items 5 and 4, carried.
--

THIRD ORDER OF BUSINESS **Audience Comments**

Resident one stated there are some grassy areas near the ponds that are not being maintained. Resident one also inquired about a community cable contract.

Resident two discussed the community cable in the District and made a comparison to the same service in another District.

Resident three advised that the flowers under the Eaglebrooke sign were dead and suggested replacing them with rocks instead.

Resident four stated the Board needed to decide on the pool being open for use and advised of a protest if no decision was made. Resident four then stormed off.

Resident five inquired after the fence decision behind her home.

Resident six thanked Mr. Roberts for his hard work.

Resident seven inquired about another resident who installed a golf cart garage, noting that access to the cart would require crossing CDD/Golf Course property on a regular basis.

Resident eight suggested to the Board that an electronic advertising sign be placed at the front of the community.

FOURTH ORDER OF BUSINESS Business Items

A. Public Hearing on Fiscal Year 2026 Budget

On MOTION by Ms. Beck, seconded by Mr. Weaver, with all in favor, motion to open Public Hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

A resident showed appreciation to the Board for the work done on the budget.

On MOTION by Mr. Weaver, seconded by Mr. York, with all in favor, motion to close the Public Hearing on Fiscal Year 2026 Budget and Levying O&M Assessments, carried.

1. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget

On MOTION by Ms. Beck, seconded by Mr. Weaver, with all in favor, motion to approve Resolution 2025-05; Adopting Fiscal Year 2026 Budget, carried.

B. Public Hearing on Fiscal Year 2026 O&M Assessments

1. Consideration of Resolution 2025-06; Levying Fiscal Year 2026 O&M Assessments

On MOTION by Ms. Beck, seconded by Mr. York, with all in favor, motion to approve Resolution 2025-06; Levying Fiscal Year 2026 O&M Assessments, carried.

C. Acceptance of 1st Quarter Website Audit

On MOTION by Ms. Beck, seconded by Mr. Campbell, with all in favor, motion to accept the 1st Quarter Website Audit, carried.

D. Consideration of Resolution 2025-07; Setting Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Weaver, seconded by Mr. Campbell, with all in favor, motion to approve Resolution 2025-07; Setting Fiscal Year 2026 Meeting Schedule, carried.

E. Consideration of Resolution 2025-08; Goals and Objectives Fiscal Year 2026

On MOTION by Mr. Weaver, seconded by Ms. Beck, with all in favor, motion to approve Resolution 2025-08; Goals and Objectives Fiscal Year 2026, carried.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscape

1. Field Inspection Report

Mr. Goldberg presented his report to the Board and advised that the July report will be provided at the September meeting.

2. Discussion on Landscapers

Discussion ensued regarding the Landscapers.

A resident inquired about fishing around the District. Mr. Perez will get information regarding trespassing signs to place around the District.

B. District Counsel

Mr. Clark updated the Board regarding the litigation.

C. District Engineer

1. Engineer's Report

Mr. Shealey presented his report to the Board and updated the Board on the pipe completion.

Discussion ensued regarding the resident complaint with SWFMD about Pond C and the fact that the District has not been notified nor received a request for action.

Mr. Weaver discussed next year's list of improvements.

2. Consideration of 2025-2026 Continuing Service Letter

Mr. Shealey and Mr. Perez spoke on the necessity for raising the yearly cost to the listed budget amount of \$75,000.

On MOTION by Mr. Weaver, seconded by Mr. York, with all in favor, motion to approve the 2025-2026 Continuing Service Letter, carried.

D. Property Manager

There being none, the next order of business followed.

E. Eaglebrooke Manager

Mr. Roberts presented his report and budget to the Board. Discussion ensued.

F. District Manager

1. Ratification of Gate Tech Inc. Proposal #16356

On MOTION by Mr. Weaver, seconded by Ms. Beck, with all in favor, motion to approve Ratification of Gate Tech Inc. Proposal #16356, carried.

2. Consideration of BamCo Service LLC Fencing Invoice

Mr. Weaver will work with management staff outside of the meeting regarding this project.

3. Consideration of Southern Excavation and Landscape LLC Proposal #2600

On MOTION by Mr. Weaver, seconded by Mr. Campbell, with all in favor, motion to approve Southern Excavation and Landscape LLC Proposal #2600, carried.

4. Consideration of Southern Excavation and Landscape LLC Proposal #2601

On MOTION by Mr. Weaver, seconded by Mr. Campbell, with all in favor, motion to approve Southern Excavation and Landscape LLC Proposal #2601, carried.

On MOTION by Ms. Beck, seconded by Mr. Weaver, with all in favor, motion directing management staff to finalize the

scope for informal RFP for landscaping outside of a meeting,
carried.

Mr. Perez called a recess at 7:07 p.m.

Mr. Perez reconvened the meeting at 7:17 p.m.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of the Meeting Minutes for the Board of Supervisors Workshop held on May 6, 2025

On MOTION by Mr. Campbell, seconded by Mr. York, with
all in favor, motion to approve the Meeting Minutes from May
6, 2025, carried.

B. Consideration of the Meeting Minutes for the Board of Supervisors Regular Meeting Held on June 3, 2025

On MOTION by Ms. Beck, seconded by Mr. York, with all in
favor, motion to approve the Meeting Minutes from June 3,
2025, carried.

C. Review of the April-June 2025 Financials & Check Register

Ms. Beck inquired about a check that was outstanding. Mr. Perez and Mr. Clark
provided an explanation.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Weaver spoke regarding the fence screening. The Board agreed to a section
with a cover to see how this would go.

Mr. Campbell spoke on algae bloom in the Ponds. Discussion ensued.

The Board discussed the golf cart shed installation by a resident and decided against
giving permission.

EIGHTH ORDER OF BUSINESS Audience Comments

Resident one inquired about Indigo management and resources.

Resident two inquired about stormwater repairs and asked if there were grants
available.

NINTH ORDER OF BUSINESS Adjournment

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On MOTION by Mr. Weaver, second by Mr. York, with all in favor, the Board adjourned the meeting at 7:50 p.m.

Assistant Secretary	Chair/ Vice Chair
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MINUTES OF MEETING
GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

The workshop meeting of the Board of Supervisors (“Board”) of the Golden Lakes Community Development District was held Tuesday, September 2, 2025, at 5:31 p.m., at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

Present and constituting a quorum were:

Paul Weaver	Chair
Lithea Beck	Vice Chair
Shaun York	Assistant Secretary
Michael Campbell	Assistant Secretary
Sam Marrone	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Ryan Roberts	General Manager, Eaglebrooke
Wes Parker	Golf Course Supervisor
Brian Rhodes	Regional Director, Troon
Kyle Goldberg	Field Inspection Coordinator, Inframark
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Perez called the meeting to order at 5:31 p.m. and conducted roll call. A quorum was established for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

Resident 1 addressed the Board regarding the recent golf course increase. The resident expressed opposition to the 25% increase, noting that there had been no prior notice provided and that the increase came immediately after the course had been closed.

Resident 2 then spoke and informed the Board of a water main break near their home, clarifying that the matter was one for the City to resolve. The resident also requested that the sidewalks in the community be inspected, as they are in need of repair.

THIRD ORDER OF BUSINESS Business Items

A. Golf Course Discussion

Golden Lakes CDD
September 2, 2025

Mr. Roberts spoke on the overall condition of the golf course and discussed upcoming projects, including aeration. Mr. Parker also provided comments on various items throughout the course that will be addressed and resolved. A discussion on these matters followed.

Ms. Beck inquired about the number of course signs and whether additional signage would be necessary. Ms. Beck also commented on brown turf areas that have been treated and raised concerns regarding items related to the restrooms.

Mr. Campbell asked for updates on water drainage in specific locations, the status of the bridge between holes 13 and 14 regarding the addition of a rail, progress on the solar clock, the installation of the Matt McDonald plaque, and the matter of handicap accessibility for driving throughout the course.

Mr. Marrone spoke on the sustainability of the golf course and led a discussion on long-term planning. Mr. Marrone requested a prioritized list of ten projects to be considered for the following year and inquired about measures for security to enforce golf course trespassing.

Mr. Weaver addressed the recent increase in dues and shared comments regarding the Saturday Morning group.

FIFTH ORDER OF BUSINESS Audience Comments

Resident 1 asked about the pool hours, to which Mr. Roberts responded that the hours are based on the facility's licensing requirements.

Resident 2 stated that the basketball court remains open too late and expressed concern regarding the current hours of operation.

FOURTH ORDER OF BUSINESS Supervisor Requests

Mr. Weaver thanked Mr. Roberts and then addressed the audience. Mr. Weaver distributed to the Board materials outlining ideas for access protocol and initiated a discussion regarding TekWave.

Mr. Marrone spoke regarding the fountain at the front entrance and noted that the irrigation is spraying toward both the fountain and the pump. Mr. Marrone also inquired about the yard waste signage, which has already been ordered.

SIXTH ORDER OF BUSINESS Adjournment

There being no further items to discuss, the meeting was adjourned at 6:45 p.m.

Golden Lakes CDD
September 2, 2025

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Assistant Secretary

Chair/ Vice Chair

GOLDEN LAKES
Community Development District

Financial Report

August 31, 2025

Prepared by



GOLDEN LAKES

Community Development District

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GOLDEN LAKES
Community Development District

Financial Statements
(Unaudited)

August 31, 2025

GOLDEN LAKES

Community Development District

Governmental and Enterprise Funds**Balance Sheet**
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 562,571	\$ -	\$ 562,571
Cash On Hand/Petty Cash	-	-	-
Accounts Receivable > 120	1,700	-	1,700
Allow -Doubtful Accounts	(1,700)	-	(1,700)
Due From Other Funds	276,627	-	276,627
Investments:			
Money Market Account	239,113	-	239,113
Mutual Funds (Gov. Fund)	3,745	-	3,745
SBA Account	5,662	-	5,662
Reserve Fund	-	13,957	13,957
Revenue Fund	-	946	946
TOTAL ASSETS	\$ 1,087,718	\$ 14,903	\$ 1,102,621
LIABILITIES			
Accounts Payable	\$ 9,542	\$ -	\$ 9,542
Accrued Expenses	33,788	-	33,788
Other Current Liabilities	554	-	554
TOTAL LIABILITIES	43,884	-	43,884
FUND BALANCES			
Restricted for:			
Debt Service	-	14,903	14,903
Assigned to:			
Operating Reserves	253,334	-	253,334
Reserves - Infrastructure	50,000	-	50,000
Reserves - Recreation Facilities	45,025	-	45,025
Reserves-Renewal & Replacement	210,285	-	210,285
Reserves - Roadways	313,752	-	313,752
Reserves - Sidewalks	25,000	-	25,000
Reserves - Streetlights	25,000	-	25,000
Unassigned:	121,438	-	121,438
TOTAL FUND BALANCES	\$ 1,043,834	\$ 14,903	\$ 1,058,737
TOTAL LIABILITIES & FUND BALANCES	\$ 1,087,718	\$ 14,903	\$ 1,102,621

GOLDEN LAKES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50,000	\$ 80,722	\$ 65,576	\$ (15,146)
FEMA Revenue	-	19,015	-	(19,015)
Interest - Tax Collector	-	3,751	5,305	1,554
Special Assmnts- Tax Collector	1,016,937	983,886	1,016,938	33,052
Special Assmnts- Other	64,105	64,105	64,105	-
Special Assmnts- Discounts	(43,242)	(38,943)	(39,766)	(823)
Other Miscellaneous Revenues	-	-	14,088	14,088
TOTAL REVENUES	1,087,800	1,112,536	1,126,246	13,710

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	7,600	8,400	(800)
FICA Taxes	918	581	643	(62)
ProfServ-Engineering	50,000	43,656	71,083	(27,427)
ProfServ-Legal Services	80,000	90,987	121,483	(30,496)
ProfServ-Mgmt Consulting	42,436	38,900	38,900	-
ProfServ-Property Appraiser	15,100	13,152	31,701	(18,549)
ProfServ-Special Assessment	11,705	11,705	11,705	-
ProfServ-Web Site Development	1,800	1,606	1,191	415
Auditing Services	10,000	21,500	22,900	(1,400)
Postage and Freight	1,200	857	1,545	(688)
Insurance - General Liability	9,720	8,803	8,753	50
Printing and Binding	500	-	1,540	(1,540)
Legal Advertising	4,000	2,223	2,411	(188)
Miscellaneous Services	300	35	403	(368)
Misc-Assessment Collection Cost	21,621	20,428	20,826	(398)
Annual District Filing Fee	175	175	175	-
Total Administration	261,475	262,208	343,659	(81,451)

Field

ProfServ-Field Management	22,200	5,550	18,333	(12,783)
Contracts-Security Services	262,361	220,062	222,019	(1,957)
Contracts-Landscape	101,014	89,899	89,899	-
Security-Roving Parking Patrol	5,000	839	30	809
Communication - Teleph - Field	3,700	3,569	4,072	(503)
Utility - Access Gate	8,000	4,801	5,344	(543)
Electricity - General	41,000	31,404	31,681	(277)
Electricity - Streetlights	18,250	15,825	20,813	(4,988)
Utility - Irrigation	800	592	1,760	(1,168)

GOLDEN LAKES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Renewal and Replacement	-	26,724	-	26,724
R&M-Common Area	30,000	16,550	40,466	(23,916)
R&M-Gate	10,000	14,400	3,790	10,610
R&M-Irrigation	15,000	18,492	12,807	5,685
R&M-Ponds	5,000	8,538	33,189	(24,651)
R&M-Roads & Alleyways	31,000	30,756	190	30,566
R&M-Stormwater System	10,000	3,600	19,957	(16,357)
R&M-Streetlights	10,000	9,677	9,201	476
R&M-Trees and Trimming	10,000	13,000	12,825	175
R&M-Security Cameras	2,500	4,750	5,000	(250)
Misc-Contingency	51,999	53,900	12,877	41,023
Bottled Water Delivery	900	985	972	13
Op Supplies - Gatehouse	300	-	-	-
Total Field	639,024	573,913	545,225	28,688
Reserves				
Infrastructure Repair	25,000	-	-	-
Reserves-Roads and Alleyways	25,000	-	-	-
Loan-Pavement	106,790	-	-	-
Interest Expense	30,511	-	-	-
Total Reserves	187,301	-	-	-
TOTAL EXPENDITURES & RESERVES	1,087,800	836,121	888,884	(52,763)
Excess (deficiency) of revenues				
Over (under) expenditures	-	276,415	237,362	(39,053)
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(135,901)	(135,512)	389
TOTAL FINANCING SOURCES (USES)	-	(135,901)	(135,512)	389
Net change in fund balance	\$ -	\$ 140,514	\$ 101,850	\$ (38,664)
FUND BALANCE, BEGINNING	946,625	892,185	946,625	
FUND BALANCE, ENDING	\$ 946,625	\$ 1,032,699	\$ 1,048,475	

Notes to the Financial Statements

August 31, 2025

General Fund

► **Assets**

- **Cash and Investments** - In order to maximize liquidity of cash, the District has two Money Market accounts with Bank United and Valley Bank, one SBA account with Florida Prime and one checking account with Valley Bank.
- **Accounts Receivable > 120 Days** - duplicate payment to Vendor.
- **Allow Doubtful Accounts** - Uncollectable portion of vendor refund.
- **Due From Other Funds** - Payment for Trustee fees paid by the General fund. .

► **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - Electric, security & landscaping.
- **Other Current Liabilities** - Returned payroll ACH's returned by bank to be investigated.
- **Due To Other Funds** - Assessment collections for the Golf Course. Payment to US Bank to be done in August.

► **Fund Balance**

- **Assigned to-** These funds are set aside for repair and replacement of assets throughout the community.

Reserves booked as of September 2024.

Operating Reserves	\$ 253,334	1st. Q Reserves FY'25 - reduced for negative fund balance.	
Reserves - Infrastructure	50,000	Reserves approved by board	
Reserves - Recreational Facilities	45,025	"	"
Renewal & Replacement	210,285	"	"
Roadways	313,752	"	"
Sidewalks	25,000	"	"
Streetlights	25,000	"	"
Total Reserves	<u>\$ 922,396</u>		

Notes to the Financial Statements
August 31, 2025

Financial Overview / Highlights

- ▶ Interest revenue is 131% and total revenue is 104% of adopted budget .
- ▶ Non-Ad Valorem Special Assessments are 100% collected.
- ▶ Other Miscellaneous Revenues - Eaglebrooke reimbursement of legal fees paid from GF in FY24.
- ▶ Total expenditures and reserves are at approximately 82% of adopted budget.

Significant variances are explained below.

Variance Analysis

<u>Account Name</u>	<u>Adopted Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	\$ 50,000	\$ 71,083	142%	Pond A1 CEI & annual engineering services.
ProfServ - Legal Services	\$ 80,000	\$ 121,483	152%	General matters & Fomento De Construcciones Y Contratas.
ProfServ-Property Appraiser	\$ 15,100	\$ 31,701	210%	Golden Lakes / Eaglebrooke - 1% Admin fee & FY24 audit entry.
ProfServ-Special Assessment	\$ 11,705	\$ 11,705	100%	Assessment roll service and 2021 DS assessment paid in full.
Auditing Services	\$ 10,000	\$ 22,900	229%	Audit fees FY24 paid in full.
Postage and Freight	\$ 1,200	\$ 1,545	129%	Over budget due to Mail notices.
Printing and Binding	\$ 500	\$ 1,540	308%	Duplex copies done by Inframark.
Miscellaneous Services	\$ 300	\$ 403	134%	Lithea Beck - Ethics class & ADP payroll fees.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Communication - Teleph - Field	\$ 3,700	\$ 4,072	110%	Telephone fees have increased from prior year.
Electricity - Streetlights	\$ 18,250	\$ 20,813	114%	KWH charges slightly higher than prior year.
Utility - Irrigation	\$ 800	\$ 1,760	220%	Water consumption higher than prior year.
R&M Common Area	\$ 30,000	\$ 40,466	135%	Painting of entrance walls, fence & paver repairs.
R&M-Ponds	\$ 5,000	\$ 33,189	664%	Pond C cleanup, monthly maintenance & vegetation removal.
R&M-Stormwater System	\$ 10,000	\$ 19,957	200%	Storm pipe repairs and A1 pond repairs.
R&M-Trees and Trimming	\$ 10,000	\$ 12,825	128%	Re-staked 13 Japanese Blueberry trees & new monument flowers.
R&M-Security Cameras	\$ 2,500	\$ 5,000	200%	Flock safety renewal & LPR Bundle.
Bottled Water Delivery	\$ 900	\$ 972	108%	Bottled water deliveries YTD.

GOLDEN LAKES

Community Development District

Series 2021 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,414	\$ 946	\$ (468)
TOTAL REVENUES	-	1,414	946	(468)
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
ProfServ-Trustee Fees	-	4,041	4,041	-
Loan-Pavement	-	104,757	106,790	(2,033)
Interest Expense	-	34,544	30,511	4,033
Total Debt Service	-	143,342	141,342	2,000
TOTAL EXPENDITURES	-	143,342	141,342	2,000
Excess (deficiency) of revenues Over (under) expenditures	-	(141,928)	(140,396)	1,532
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	135,901	139,553	3,652
TOTAL FINANCING SOURCES (USES)	-	135,901	139,553	3,652
Net change in fund balance	\$ -	\$ (6,027)	\$ (843)	\$ 5,184
FUND BALANCE, BEGINNING	-	462	15,746	
FUND BALANCE, ENDING	\$ -	\$ (5,565)	\$ 14,903	

GOLDEN LAKES
Community Development District

Supporting Schedules

August 31, 2025

GOLDEN LAKES

Community Development District

**Non Ad Valorem Special Assessments - Imperial Polk County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Operations & Maintenance	General Fund Capital Improvement	Golf Course Reserve Fund	Enterprise Golf Fund 2017 A1 & A2
Assessments Levied FY 2025				\$ 1,536,290	\$ 1,016,937	\$ 64,105	\$ 188,034	\$ 267,214
Allocation %				100%	66%	4%	12%	17%
11/12/24	\$ 14,094	\$ 797	\$ 288	\$ 15,179	\$ 10,048	\$ 633	\$ 1,858	\$ 2,640
11/15/24	4,898	208	100	5,206	3,446	217	637	905
11/19/24	103,543	4,402	2,113	110,059	72,853	4,592	13,471	19,143
11/26/24	122,864	5,224	2,507	130,596	86,447	5,449	15,984	22,715
12/06/24	298,341	12,685	6,089	317,114	209,912	13,232	38,813	55,157
12/20/24	680,148	28,987	13,881	723,016	478,596	30,169	88,493	125,757
12/27/24	82,005	3,183	1,674	86,862	57,498	3,624	10,631	15,108
01/06/25	38,159	1,190	779	40,127	26,562	1,674	4,911	6,980
02/10/25	19,463	405	397	20,266	13,415	846	2,480	3,525
03/07/25	19,474	202	397	20,073	13,287	838	2,457	3,491
04/14/25	43,179	30	881	44,090	29,185	1,840	5,396	7,669
05/09/25	10,696	-	218	10,914	7,224	455	1,336	1,898
06/13/25	6,198	-	126	6,325	4,187	264	774	1,100
06/24/25	7,120	-	145	7,265	4,809	303	889	1,264
May - June interest		(802)		(802)	(531)	(33)	(98)	(139.43)
TOTAL	\$ 1,450,182	\$ 56,512	\$ 29,596	\$ 1,536,290	\$ 1,016,937	\$ 64,105	\$ 188,034	\$ 267,214
% COLLECTED				100%	100%	100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -	\$ -

GOLDEN LAKES
Community Development District

Cash and Investment Report
August 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Operating Checking Account	Valley Bank		n/a	4.33%	562,571
Money Market Account	Valley Bank		n/a	4.33%	42,053
Money Market Account	BankUnited		n/a	4.07%	197,060
Money Market Subtotal					239,113
Money Market Fund - FSOXX	Valley Bank	Variable	9/14/2025	4.72%	3,745
Operating Account-Fund A	State Board of Administration		n/a	4.44%	5,662
GF Subtotal					811,091
<u>DEBT SERVICE FUNDS</u>					
<u>2021 SERIES</u>					
Series 2021 Reserve Fund	US Bank	US Bank Gcts	n/a	5.15%	13,957
Series 2021 Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	946
DS Subtotal					14,903
<u>2017 SERIES</u>					
Excess Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	106
Reserve Fund (A-2)	US Bank	US Bank Gcts	n/a	5.15%	12,275
Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	42,837
DS Subtotal					55,218
Grand Total					\$ 881,212

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/21/2025	Payment	100155	PENNONI ASSOCIATES INC.	Inv: 1277374			-3,374.50
08/26/2025	Payment	300039	LAKELAND ELECTRIC	Inv: 080425 ACH			-2,355.60
08/29/2025	Payment	300040	TAMPA ELECTRIC	Inv: 080825 ACH			-2,605.52
08/15/2025	Payment	300043	FRONTIER FLORIDA LLC -ACH	Inv: 072225-96-5			-276.59
Total Outstanding Checks							-8,612.21
Outstanding Deposits							
Total Outstanding Deposits							

**Golden Lakes
Community Development District**

Check Register and Invoices

August 2025

GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100148							
001	08/04/25	LOFLAND SHARPE, LLC	17857	August 2025 Monthly fountain services	R&M-Ponds	546073-53901	\$230.00
Check Total							\$230.00
CHECK # 100149							
001	08/07/25	INFRAMARK LLC	155256	August 2025 District Management services	ProfServ-Mgmt Consulting	531027-51201	\$3,536.33
001	08/07/25	INFRAMARK LLC	155256	August 2025 District Management services	ProfServ-Field Management	531016-53901	\$1,666.67
Check Total							\$5,203.00
CHECK # 100150							
001	08/07/25	CLARK & ALBAUGH,LLP	19210	July 2025 District counsel services, litigation	ProfServ-Legal Services	531023-51401	\$7,349.00
001	08/07/25	CLARK & ALBAUGH,LLP	19206	July 2025 District counsel services, meeting review	ProfServ-Legal Services	531023-51401	\$422.50
Check Total							\$7,771.50
CHECK # 100151							
001	08/07/25	SECURITAS SECURITY SERVICES USA, INC.	12244065	July 2025 Security monitoring system	Contracts-Security Services	534037-53901	\$20,696.50
Check Total							\$20,696.50
CHECK # 100152							
001	08/15/25	PENNONI ASSOCIATES INC.	1286583	July 2025 District engineer services	ProfServ-Engineering	531013-51501	\$9,691.40
Check Total							\$9,691.40
CHECK # 100153							
001	08/15/25	GATE TECH INC.	166433	300 BAI GATE LABELS	R&M-Gate	546034-53901	\$1,826.99
Check Total							\$1,826.99
CHECK # 100154							
001	08/15/25	GANNETT FLORIDA LOCALIQ	0007248343	7/11/2025 Legal Advertising	Legal Advertising	548002-51301	\$346.88
Check Total							\$346.88
CHECK # 100155							
001	08/21/25	PENNONI ASSOCIATES INC.	1277374	June 2025 District engineering services	ProfServ-Engineering	531013-51501	\$3,374.50
Check Total							\$3,374.50
CHECK # 100156							
001	08/21/25	MARSHA FAUX PROP APPRAISER	4652267	8/11/2025 Prop appraiser 1% admin fee	ProfServ-Property Appraiser	531035-51301	\$16,337.77
Check Total							\$16,337.77
CHECK # 300035							
001	08/01/25	TAMPA ELECTRIC	071025 ACH	BILL PRD 6/5-7/3/25	Electricity - General	543006-53901	\$2,162.98
001	08/01/25	TAMPA ELECTRIC	071025 ACH	BILL PRD 6/5-7/3/25	Electricity - Streetlights	543013-53901	\$171.40
Check Total							\$2,334.38
CHECK # 300036							
001	08/06/25	FRONTIER FLORIDA LLC -ACH	071325-1525 ACH	7/13-8/12/25 Internet	Communication - Teleph - Field	541005-53901	\$57.24
Check Total							\$57.24
CHECK # 300037							
001	08/07/25	READY REFRESH - ACH	35G0008167660	WATER SUPPLIES / RENTAL	Bottled Water Delivery	551007-53901	\$111.42

GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300038							Check Total <u>\$111.42</u>
001	08/14/25	FRONTIER FLORIDA LLC -ACH	072225-9702 ACH	7/22 - 8/21/2025 Internet services	Communication - Teleph - Field	541005-53901	\$276.59
CHECK # 300039							Check Total <u>\$276.59</u>
001	08/26/25	LAKELAND ELECTRIC	080425 ACH	BILL PRD 7/3-8/4/25	Electricity - General	543006-53901	\$735.40
001	08/26/25	LAKELAND ELECTRIC	080425 ACH	BILL PRD 7/3-8/4/25	Utility - Access Gate	543002-53901	\$421.21
001	08/26/25	LAKELAND ELECTRIC	080425 ACH	BILL PRD 7/3-8/4/25	Electricity - Streetlights	543013-53901	\$1,198.99
CHECK # 300040							Check Total <u>\$2,355.60</u>
001	08/29/25	TAMPA ELECTRIC	080825 ACH	SERVICE 7/4-8/4/25	Electricity - General	543006-53901	\$2,384.40
001	08/29/25	TAMPA ELECTRIC	080825 ACH	SERVICE 7/4-8/4/25	Electricity - Streetlights	543013-53901	\$221.12
CHECK # 300043							Check Total <u>\$2,605.52</u>
001	08/15/25	FRONTIER FLORIDA LLC -ACH	072225-96-5	7/22-8/21/25	Communication - Teleph - Field	541005-53901	\$276.59
Fund Total							\$73,495.88

GOLF COURSE RESERVE FUND - 402

CHECK # 15215							
402	08/12/25	THE CLUB AT EAGLEBROOKE	062625-	Greens renovation - Mondragon golf 5044	Miscellaneous Services	549001-53901	\$307,879.98
Check Total							<u>\$307,879.98</u>
CHECK # 15216							
402	08/14/25	THE CLUB AT EAGLEBROOKE	071525-	7/18/2025 Golf course renovation, chipping green, tree, sod	R&M-Golf Course	546120-57209	\$137,244.41
Check Total							<u>\$137,244.41</u>
Fund Total							\$445,124.39

Total Checks Paid	\$518,620.27
--------------------------	---------------------

INVOICE

Lofland Sharpe, LLC
440 Osprey Landing Way
Lakeland, FL 33813

loflandsharpe@yahoo.com
(863) 899-3737

Bill to
Golden Lakes CDD
1300 Eaglebrooke BLVD
Lakeland, FL 33813

Ship to
Golden Lakes CDD
1300 Eaglebrooke BLVD
Lakeland, FL 33813

Invoice details
Invoice no.: 17857
Terms: Due on receipt
Invoice date: 07/31/2025
Due date: 08/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pool Service	Monthly fountain service charge for month ending invoice date	1	\$230.00	\$230.00
					Total	\$230.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Golden Lakes CDD
210 N University Dr Ste 702
Coral Springs FL 33071-7320
United States

Services provided for the Month of: August 2025

INVOICE#
155256
CUSTOMER ID
C1215
PO#

DATE
8/1/2025
NET TERMS
Due On Receipt
DUE DATE
8/1/2025

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	3,536.33		3,536.33
Field Ops Services 001-531016-53901-5000	1	Ea	1,666.67		1,666.67
Subtotal					5,203.00

Subtotal	\$5,203.00
Tax	\$0.00
Total Due	\$5,203.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Golden Lakes Community Develop. Distr.
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

August 1, 2025

Attention:	File #	7170-017
	Invoice #	19210
RE: vs. Fomento de Construcciones y Contratas, S.A.		

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-01-25	review of and modify motion to consolidate; review of rule; office conference; correspondence to opposing counsel	0.90	292.50	SDC
	Drafting motion to consolidate; Office conference with SDC regarding same.	1.40	441.00	MEA
Jul-07-25	correspondence with defense counsel regarding separate action and identity of defendant	0.20	65.00	SDC
Jul-12-25	Efiling Return of Service on FCC Florida; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy; Drafting and efilng motion for default against FCC Florida; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy.	1.10	346.50	MEA
Jul-14-25	review of expert materials and correspondence with expert regarding calculations	0.50	162.50	SDC
	review of and correspondence regarding final expert analysis report	0.80	260.00	SDC
Jul-15-25	finalize and file motion to consolidate; correspondence to counsel; provide documents	1.40	455.00	SDC

	in response to Defendant's expert request to produce; correspondence with county attorney regarding public records request status			
Jul-16-25	review of documents provided by defendant; analysis of truck repair and hydraulic spill data	2.10	682.50	SDC
	office conference regarding filing service and default motion in case 2	0.20	65.00	SDC
	correspondence with county attorney regarding outstanding records requests	0.20	65.00	SDC
Jul-17-25	review of public records response from county	0.40	130.00	SDC
Jul-18-25	correspondence with county attorney regarding status of records request	0.20	65.00	SDC
Jul-21-25	telephone call with and correspondence with opposing counsel regarding response to second complaint; review of expert interrogatories provided by defendant	0.70	227.50	SDC
Jul-22-25	office conference to discuss discovery in second case; review of draft requests to produce and request for admissions; review of prior discovery responses; telephone call with county attorney's office regarding documents and witness availability	1.60	520.00	SDC
	office conference and review of and revise RFA in second case	0.60	195.00	SDC
	Drafting request for production to DEF FCC FLORIDA; Drafting request for admissions from DEF FCC FLORIDA. Office conference with SDC regarding same.	2.80	882.00	MEA
Jul-23-25	correspondence with counsel regarding motion to consolidate; review of and revise drafts of discovery in second case; review of related documents from second county RFP; correspondence with OPG representative regarding deposition; correspondence with counsel regarding deposition schedules	3.20	1,040.00	SDC
	Modify request for admissions from DEF FCC Florida; Office conference with SDC regarding same.	0.30	94.50	MEA

Jul-24-25	multiple correspondence exchange with opposing counsel regarding pending motion to consolidate and Matt Kemper deposition; review of documents in preparation of deposition and deposition strategy; additional edits to discovery in second case	1.50	487.50	SDC
Jul-28-25	review of documents regarding OPG deposition; correspondence to representative	0.70	227.50	SDC
Jul-29-25	review of draft of Kemper deposition notice and revise document request; correspondence with deponent; correspondence with county attorney regarding public records	0.80	260.00	SDC
Jul-30-25	telephone call with Def. counsel regarding pending motion and discovery matters; correspondence with county attorney regarding documents	0.70	227.50	SDC
Jul-31-25	Drafting and efilng Notice of Cancellation of Deposition of Matt Kemper; Email correspondence from Clerk confirming receipt; Email correspondence from Clerk forwarding filed copy.	0.50	157.50	MEA
Totals		22.80	<hr/> \$7,349.00	
Total Fee & Disbursements				<hr/> \$7,349.00
Previous Balance				5,791.97
Previous Payments				5,791.97
Balance Now Due				<hr/> \$7,349.00

Payment on this invoice is due 20 days from the date of the invoice.

Send PAYMENTS ONLY to:
Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 92-2830590

Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Golden Lakes Community Develop. Distr.
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

August 1, 2025

Attention:	File #	7170-001
	Invoice #	19209
RE: General Matters		

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-24-25	telephone call with chairman regarding upcoming agenda and district status report	0.40	130.00	SDC
Jul-29-25	review of agenda package, budget documents, minutes and reports; correspondence with manager regarding agenda topics	0.90	292.50	SDC
	Totals	1.30	\$422.50	
Total Fee & Disbursements				\$422.50
Previous Balance				3,655.50
Previous Payments				3,655.50
Balance Now Due				\$422.50

Payment on this invoice is due 20 days from the date of the invoice.

Send PAYMENTS ONLY to:
Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 92-2830590

Securitas Security Services USA, Inc
Lakeland 2
4175 Pipkin Rd S
Lakeland FL 33811
863-648-5335



Account#	305
Engagement#	5000000774
PO#	
Inv#	12244065
Invoice Amount	\$20,696.50
Invoice Date	07/31/2025
Invoice Period	07/01/2025 - 07/31/2025
Page 1 of 1	Please Pay Promptly

Subject to 1.5% monthly finance charge if not paid by 08/30/2025

E01 Email

NCC #:

Dept: 47256

Tax ID: 71-0912217

GOLDEN LAKES COMMUNITY DEVELOP
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

SITE: EAGLEBROOKE 900 EAGLEBROOKE BLVD LAKELAND, FL 33813 ENG: GOLDEN LAKES COMM DEVELOPMENT

Description	Hours Qty	Rate Unit Price	SubTotal	Total
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Guard Services

002-Security Officer	16.00	\$ 39.750	\$ 636.00	
002-Security Officer	585.00	\$ 26.500	\$ 15,502.50	
002 - Totals	601.00		\$ 16,138.50	
004-Site Supervisor	24.00	\$ 39.750	\$ 954.00	
004-Site Supervisor	136.00	\$ 26.500	\$ 3,604.00	
004 - Totals	160.00		\$ 4,558.00	
Total - Guard Services	761.00		\$ 20,696.50	

Comments:

Invoice Recap 900 EAGLEBROOKE BLVD LAKELAND, FL 33813 ENG: GOLDEN LAKES COMM DEVELOPMENT

Total - Guard Services	\$ 20,696.50
Invoice Amount	\$ 20,696.50

Lakeland 2
4175 Pipkin Rd S
Lakeland FL 33811
863-648-5335

Remittance Advice

Invoice#	12244065
Invoice Date	07/31/2025

Invoice Total \$ 20,696.50

Subject to 1.5% monthly finance charge if not paid by 08/30/2025

E01 Email
Dept: 47256

Amount Paid \$

Account #: 305
GOLDEN LAKES COMMUNITY DEVELOP
Phone#
Email# anna.golovan@inframark.com,inframark@avi
PO#

Remit To:
Securitas Security Services USA, Inc.
P.O. Box 403412
Atlanta GA 30384-3412

Comments



INVOICE

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Michael Perez
Golden Lakes CDD
210 North University Drive
Suite 702
Coral Springs, FL 33071

Invoice No : 1286583
Invoice Date : 08/07/2025
Project : GLCDD24001
Project Name : GLCDD Annual
Services 2024_25

For Services Rendered Through 07/27/2025

Client Ref Nbr: GLCDD

Phase Code / Name		Contract Amount	Previously Billed	% Complete	Complete To Date	Amount This Invoice
01 -- Continuing Engineering Services	est.	\$40,000.00	\$37,812.85		\$47,504.25	\$9,691.40
02 -- Island Lake Lot Line Survey		\$1,900.00	\$1,900.00	100.00%	\$1,900.00	\$0.00
03 -- Hole 6 Stormwater Pipe Survey		\$1,500.00	\$1,500.00	100.00%	\$1,500.00	\$0.00
04 -- Structural Eval Walls Boulevard		\$4,500.00	\$1,530.00	34.00%	\$1,530.00	\$0.00
Total :		\$47,900.00	\$42,742.85		\$52,434.25	\$9,691.40

Phase: 01 -- Continuing Engineering Services

Labor

Class	Hours	Rate	Amount
Senior Professional	2.00	235.00	470.00
Technician II	35.00	142.00	4,970.00
Technician I	30.00	130.00	3,900.00

Labor

----- **9,340.00**

Expenses

Description	Units	Rate	Amount
Mileage	502.00	0.70	351.40
Expense Total:			351.40

Phase Subtotal

\$9,691.40

Amount Due This Invoice

\$9,691.40



1908 Wood Ct
Plant City FL 33563
(813) 752-9242

Invoice 166433

DATE	04/29/2025
TERMS	NET 30
DUE	05/29/2025

BILL TO

Golden Lakes CDD - Eaglebrooke*
PO BOX 4778
Logan , UT, 84323

SERVICE LOCATION

Golden Lakes CDD - Eaglebrooke*

Eagle Ridge Blvd
Lakeland, FL, 33813

JOB#	DATE	PO	DESCRIPTION
------	------	----	-------------

136689	04/22/2025		
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Completion Notes: mailed out to address April 28th.

Description	Qty	Total
BAI-BA-L85-BB-25 Black labels for BAI readers (03/23) **SO**	300.00	\$1,797.00
Shipping Shipping	1.00	\$29.99

CUSTOMER MESSAGE

Accounts not paid within 10 days of the due date unless otherwise agreed upon in writing are subject to a 1.5% monthly finance charge. Contact the office at payments@gatetechinc.com or by phone to pay by credit card. A 3% processing fee will be charged on all credit card payments.

Invoice Total:	\$1,826.99
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,826.99



ACCOUNT NAME		ACCOUNT #	INV DATE
Golden Lakes Cdd		522064	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007248343	Jul 1- Jul 31, 2025	\$346.88	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$346.88	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2025
Golden Lakes Cdd 313 Campus ST Celebration, FL 34747-4982	<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
7/1/25	Balance Forward	\$1,727.60
7/30/25	PAYMENT - THANK YOU	-\$1,727.60

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/11/25	11426204	LKL The Ledger - News Chief	8-5-25 PHN	8-5-25 PHN	\$346.88

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$346.88
Service Fee 3.99%	\$13.84
*Cash/Check/ACH Discount	-\$13.84
*Payment Amount by Cash/Check/ACH	\$346.88
Payment Amount by Credit Card	\$360.72

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Golden Lakes Cdd		522064		0007248343		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$346.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$346.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$360.72
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000522064000000000000072483430003468867179



INVOICE

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Gabriel Mena
Golden Lakes CDD
210 North University Drive
Suite 702
Coral Springs, FL 33071

Invoice No : 1277374
Invoice Date : 06/05/2025
Project : GLCDD23002
Project Name : Pond A1 CEI Services

For Services Rendered Through 06/05/2025

Client Ref Nbr: GLCDD

Phase Code / Name		Contract Amount	Previously Billed	% Complete	Complete To Date	Amount This Invoice
01 -- Professional Services	NTE	\$25,000.00	\$20,068.36	93.77%	\$23,442.86	\$3,374.50
Total :		\$25,000.00	\$20,068.36		\$23,442.86	\$3,374.50

Phase: 01 -- Professional Services

Labor

Class	Hours	Rate	Amount
Senior Professional	6.75	222.00	1,498.50
Technician II	14.00	134.00	1,876.00

Labor

----- 3,374.50

Billing Limits

	Current	Prior	To-Date
Total Billings	3,374.50	20,068.36	23,442.86
Limit			25,000.00
Remaining			1,557.14

Phase Subtotal

\$3,374.50

Amount Due This Invoice

\$3,374.50

POLK COUNTY PROP

NEIL COMBEE PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951
Phone: (863)534-4775

Page 91

INVOICE: 4652267

Page: 1 of 1

***** CUSTOMER *****

**GOLDEN LAKES CDD
INFRAMARK COMMUNITY MANAGEMENT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320**

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
08/11/2025	08/11/2025			Net Upon Rpt	1% ADM FEE	
Contact		Customer No	Phone	Fax	For	
Leah Popelka		456			1% ADMIN FEE	
Quantity	UOM	Description			Unit Price	Extended
1.00	EA	GOLDEN LAKES / EAGLEBROOKE 1% ADMIN FEE			16,337.7700	16,337.77
					SUBTOTAL:	16,337.77
					TOTAL DUE:	16,337.77

Detach and Return With Payment

Send Payment To:

POLK COUNTY PROP
NEIL COMBEE PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951

Invoice: 4652267
Customer: 456
GOLDEN LAKES CDD
INFRAMARK COMMUNITY MANAGEMENT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

TOTAL DUE: \$16,337.77
AMOUNT PAID: _____

DISTRICT	GOLDEN LAKES	FY 2025	
VENDOR	TAMPA ELECTRIC		
INVOICE DATE	07/10/25		
INVOICE #	71025		
AUTOPAY			8/1/2025
G/L Account	New Account #	Street Address	6/5-7/3
543006-53901	211002920133	Whisperwoods Dr	1036.34
543006-53901	211002859901	Eaglebrooke Vista Hills I	467.02
543006-53901	211002920349	Vista Hls, PH2 DR	659.62
543013-53901	211002859646	7619 Reflections Lake Dr.	50.28
543013-53901	211002859430	950 Osprey Landing Dr	121.12
		543006-53901	\$ 2,162.98
		543013-53901	\$ 171.40
	INTEREST ON DEPOSIT	361001-3000	
		TOTAL	\$ 2,334.38



GOLDEN LAKES COMM DEV
WHISPER WOODS DR
MULBERRY, FL 33860-0000

Statement Date: July 10, 2025

Amount Due: \$1,036.34

Due Date: July 31, 2025
Account #: 211002920133

DO NOT PAY. Your account will be drafted on July 31, 2025

Account Summary

Current Service Period: June 05, 2025 - July 03, 2025

Previous Amount Due	\$1,036.34
Payment(s) Received Since Last Statement	-\$1,036.34
Current Month's Charges	\$1,036.34

Amount Due by July 31, 2025 \$1,036.34

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002920133

Due Date: July 31, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,036.34

Payment Amount: \$ _____

614347466622

Your account will be
drafted on July 31, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000011-0000255-Page 3 of 30



Service For:
WHISPER WOODS DR
MULBERRY, FL 33860-0000

Account #: 211002920133
Statement Date: July 10, 2025
Charges Due: July 31, 2025

Service Period: Jun 05, 2025 - Jul 03, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	449 kWh @ \$0.03412/kWh	\$15.32
Fixture & Maintenance Charge	21 Fixtures	\$345.35
Lighting Pole / Wire	23 Poles	\$651.36
Lighting Fuel Charge	449 kWh @ \$0.03363/kWh	\$15.10
Storm Protection Charge	449 kWh @ \$0.00559/kWh	\$2.51
Clean Energy Transition Mechanism	449 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	449 kWh @ \$0.01230/kWh	\$5.52
Florida Gross Receipt Tax		\$0.99

Lighting Charges **\$1,036.34**

Total Current Month's Charges

\$1,036.34

00000011-0000255-Page 4 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways to Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



GOLDEN LAKES COMM DEV
EAGLEBROOKE VISTA HILLS I
LAKELAND, FL 33813-0000

Statement Date: July 10, 2025

Amount Due: \$467.02

Due Date: July 31, 2025

Account #: 211002859901

DO NOT PAY. Your account will be drafted on July 31, 2025

Account Summary

Current Service Period: June 05, 2025 - July 03, 2025

Previous Amount Due \$467.02

Payment(s) Received Since Last Statement -\$467.02

Current Month's Charges \$467.02

Amount Due by July 31, 2025 \$467.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002859901

Due Date: July 31, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$467.02

Payment Amount: \$ _____

614347466621

Your account will be drafted on July 31, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000011-0000285-Page 23 of 30



Service For:
EAGLEBROOKE VISTA HILLS I
LAKELAND, FL 33813-0000

Account #: 211002859901
Statement Date: July 10, 2025
Charges Due: July 31, 2025

Service Period: Jun 05, 2025 - Jul 03, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	10 Fixtures	\$162.64
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	240 kWh @ \$0.03363/kWh	\$8.07
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.53
Lighting Charges		\$467.02

Total Current Month's Charges

\$467.02

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



GOLDEN LAKES COMM DEV
VISTA HLS, PH 2DR
LAKELAND, FL 33813-0000

Statement Date: July 10, 2025

Amount Due: \$659.62

Due Date: July 31, 2025

Account #: 211002920349

DO NOT PAY. Your account will be drafted on July 31, 2025

Account Summary

Current Service Period: June 05, 2025 - July 03, 2025

Previous Amount Due \$659.62

Payment(s) Received Since Last Statement -\$659.62

Current Month's Charges \$659.62

Amount Due by July 31, 2025 \$659.62

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002920349

Due Date: July 31, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$659.62

Payment Amount: \$ _____

614347466623

Your account will be
drafted on July 31, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: **TECO**
Please write your account number on the memo line of your check.

00000011-0000263-Page 19 of 30



Service For:
VISTA HLS
PH 2DR, LAKE LAND, FL 33813-0000

Account #: 211002920349
Statement Date: July 10, 2025
Charges Due: July 31, 2025

Service Period: Jun 05, 2025 - Jul 03, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	374 kWh @ \$0.03412/kWh	\$12.76
Fixture & Maintenance Charge	14 Fixtures	\$230.12
Lighting Pole / Wire	14 Poles	\$396.48
Lighting Fuel Charge	374 kWh @ \$0.03363/kWh	\$12.58
Storm Protection Charge	374 kWh @ \$0.00559/kWh	\$2.09
Clean Energy Transition Mechanism	374 kWh @ \$0.00043/kWh	\$0.16
Storm Surcharge	374 kWh @ \$0.01230/kWh	\$4.60
Florida Gross Receipt Tax		\$0.83

Lighting Charges **\$659.62**

Total Current Month's Charges

\$659.62

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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GOLDEN LAKES COMM DEV
7619 REFLECTIONS LAKE DR
LAKELAND, FL 33813-5609

Statement Date: July 10, 2025

Amount Due: \$50.28

Due Date: July 31, 2025

Account #: 211002859646

DO NOT PAY. Your account will be drafted on July 31, 2025

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

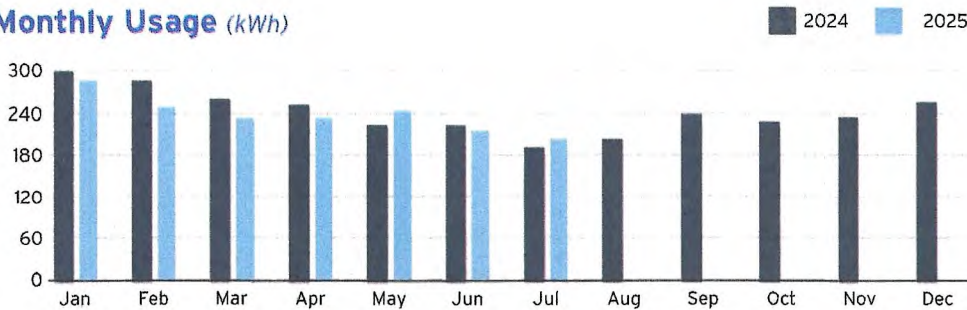
Current Service Period: June 05, 2025 - July 03, 2025

Previous Amount Due	\$52.79
Payment(s) Received Since Last Statement	-\$33.53
Miscellaneous Credits	-\$19.26
Current Month's Charges	\$50.28

Amount Due by July 31, 2025 **\$50.28**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002859646

Due Date: July 31, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$50.28

Payment Amount: \$ _____

614347466620

Your account will be
drafted on July 31, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: **TECO**
Please write your account number on the memo line of your check.

00000011-0000259-Page 11 of 30



Service For:
7619 REFLECTIONS LAKE DR
LAKELAND, FL 33813-5609

Account #: 211002859646
Statement Date: July 10, 2025
Charges Due: July 31, 2025

Meter Read

Service Period: Jun 05, 2025 - Jul 03, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857202	07/03/2025	15,209	15,006		203 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

0000011-0000259-Page 12 of 30

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	203 kWh @ \$0.08641/kWh	\$17.54
	Fuel Charge	203 kWh @ \$0.03391/kWh	\$6.88
	Storm Protection Charge	203 kWh @ \$0.00577/kWh	\$1.17
	Clean Energy Transition Mechanism	203 kWh @ \$0.00418/kWh	\$0.85
	Storm Surcharge	203 kWh @ \$0.02121/kWh	\$4.31
	Florida Gross Receipt Tax		\$1.26
	Electric Service Cost		\$50.28

Total Current Month's Charges	\$50.28
--------------------------------------	----------------

	Miscellaneous Credits	
	Deposit Refund	-\$19.00
	During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
	Interest for Cash Security Deposit - Electric	-\$0.26
	Total Current Month's Credits	-\$19.26

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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GOLDEN LAKES COMM DEV
950 OSPREY LANDING DR
LAKELAND, FL 33813-4688

Statement Date: July 10, 2025

Amount Due: \$121.12

Due Date: July 31, 2025

Account #: 211002859430

DO NOT PAY. Your account will be drafted on July 31, 2025

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **15% higher** than it was in your previous period.



Scan here to view your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS TAMPA ELECTRIC
AN EMERA COMPANY

Account Summary

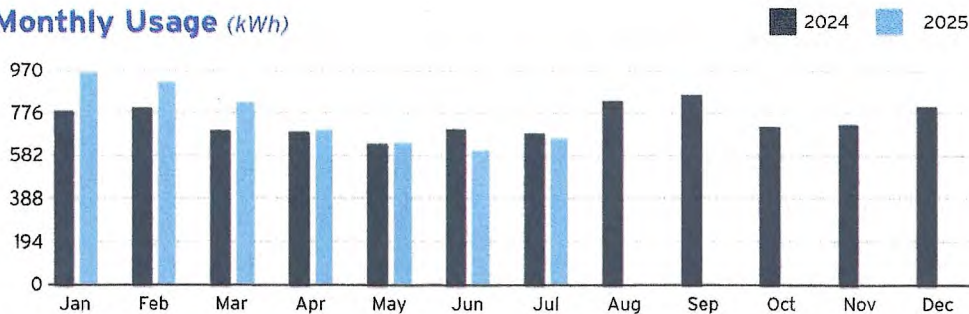
Current Service Period: June 05, 2025 - July 03, 2025

Previous Amount Due	\$112.76
Payment(s) Received Since Last Statement	-\$109.72
Miscellaneous Credits	-\$3.04
Current Month's Charges	\$121.12

Amount Due by July 31, 2025 **\$121.12**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211002859430

Due Date: July 31, 2025

Amount Due: \$121.12

Payment Amount: \$ _____

614347466619

Your account will be
drafted on July 31, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: **TECO**
Please write your account number on the memo line of your check.



Service For:
950 OSPREY LANDING DR
LAKELAND, FL 33813-4688

Account #: 211002859430
Statement Date: July 10, 2025
Charges Due: July 31, 2025

Meter Read

Service Period: Jun 05, 2025 - Jul 03, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000604057	07/03/2025	59,825	59,166		659 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	659 kWh @ \$0.08641/kWh	\$56.94
Fuel Charge	659 kWh @ \$0.03391/kWh	\$22.35
Storm Protection Charge	659 kWh @ \$0.00577/kWh	\$3.80
Clean Energy Transition Mechanism	659 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	659 kWh @ \$0.02121/kWh	\$13.98
Florida Gross Receipt Tax		\$3.03
Electric Service Cost		\$121.12

Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Total Current Month's Charges

\$121.12



Miscellaneous Credits

Deposit Refund	-\$3.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.04
Total Current Month's Credits	-\$3.04

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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Tampa, FL 33631-3318
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Phone

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866-689-6469

All Other Correspondences:

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P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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Scammers are calling. **DON'T BE A VICTIM.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit **TampaElectric.com/Scam**

This breakup will be easy.

Let's be honest. You don't need me anymore.
You can get your bill by email or text, skip the stamp and
pay securely online. Move on to paperless billing.



Log in at **TECOaccount.com** and select "ON" to enroll. It's that simple!





GOLDEN LAKES CDD Account Number:
863-647-1525-121708-5
PIN:
4190

Billing Date:
Jul 13, 2025
Billing Period:
Jul 13 - Aug 12, 2025

Hi GOLDEN LAKES CDD,

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

Bill history

Previous balance	\$57.30
Payment received by Jul 13, thank you	-\$57.30

Service summary

	Previous month	Current month
Phone	\$74.00	\$74.00
Other	-\$20.00	-\$20.00
Taxes and Fees	\$3.30	↓\$3.24
Total services	\$57.30	\$57.24
Total balance		\$57.24

Total balance

\$57.24

Auto Pay is scheduled

Aug 06



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



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

6790 0107 NO RP 13 07152025 NNNNNNNN 01 009243 0051

GOLDEN LAKES CDD
C/O INFRAMARK
11555 HERON BAY BLVD
CORAL SPRINGS FL 33706-7320

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



8490008636471525121708000000000000000057245



GOLDEN LAKES CDD Account Number:
863-647-1525-121708-5
PIN:
4190

Billing Date:
Jul 13, 2025
Billing Period:
Jul 13 - Aug 12, 2025

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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





GOLDEN LAKES CDD Account Number:
863-647-1525-121708-5
PIN:
4190

Billing Date:
Jul 13, 2025
Billing Period:
Jul 13 - Aug 12, 2025

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

Phone			
Monthly Charges			
07.13-08.12	Business Line	\$61.00	
	Federal Subscriber Line Charge - Bus	\$6.50	
	Frontier Roadwork Recovery Surcharge	\$4.00	
	Access Recovery Charge-Business	\$2.50	
Phone Total		\$74.00	
Other Charges			
Monthly Charges			
07.13-08.12	Customer Loyalty Credit	-\$20.00	
	\$20.00 Discount through 03/27/26		
Other Charges Total		-\$20.00	
Taxes and Fees			
	Federal USF Recovery Charge	\$3.24	
	Federal Taxes	\$3.24	
Taxes and Fees Total		\$3.24	
Total current month charges		\$57.24	

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$57.24 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Future-proof your business with Frontier Business Fiber Internet. Call 1-855-542-0262 today to get one provider for your voice and super-fast reliable internet with speeds up to 7 Gig!

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



**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

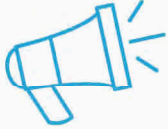
business.frontier.com



Account Number: 0008167660
Invoice Number: 35G0008167660
Activity From: 07/01/25 - 07/31/25
Billing Date: 08/02/25
Delivery Address: EAGLEBROOK GUARD SHACK
1300 EAGLEBROOKE BLVD
LAKELAND FL 33813

Previous Balance	\$0.00
Payments / Credits	\$0.00
Current Activity from 07/01/25 - 07/31/25	\$111.42
<hr/>	
Total Account Balance as of 08/02/25	\$111.42

To pay your bill and view your
upcoming deliveries, visit us at
ReadyRefresh.com



News for You

Summer is here! Whether you are hosting a cookout or chasing the sun Primo Brands is here to keep you hydrated and stocked up! Add a case pack (or two) of your favorites- like Pure Life, Saratoga, Splash- and more to your next delivery. Be ready. Just in case.

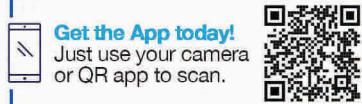
Date	Ticket #	Qty	Description	Amount
			PREVIOUS BALANCE	.00
7/31	4656476068	3	ZEPHYRHILLS BRAND SPRING WATER 5 GALLON BOTTLE	52.47
		3	5 GALLON BOTTLE DEPOSIT	18.00
		1	ZEPHYRHILLS BRAND SPRING WATER .5L CASE OF 24	8.99
		2	PLASTIC COLD CUPS 9 OZ SLEEVE OF 50	13.98
		3	5 GALLON BOTTLE RETURN	-18.00
		1	DELIVERY FEE	13.99
7/21	H0125972		RENT (07/22-08/18)	21.99
PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.				
<hr/>				
Total Account Balance as of 08/02/25				\$111.42

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080
College Station, TX 77842



ACCOUNT NUMBER - 0008167660 INVOICE NUMBER - 35G0008167660

AUTO-PAY

Thank You!

505200081676609 0011142 00111423 5

ADDRESS SERVICE REQUESTED

GOLDEN LAKES
JOANNA .
210 N UNIVERSITY DR
SUITE 702
CORAL SPRINGS FL 33071-7320

Please send payment to:

Primo Brands™
BlueTriton Brands, Inc.
P.O. Box 856680
Louisville, KY 40285-6680

Billing Date:
Jul 22, 2025

Billing Period:
Jul 22 - Aug 21, 2025



FRONTIER

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



150002863701970210119600000000000000276595



GOLDEN LAKES CDD Account Number:
863-701-9702-101196-5
PIN:
3660

Billing Date:
Jul 22, 2025
Billing Period:
Jul 22 - Aug 21, 2025

WAYS TO PAY YOUR BILL



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MyFrontier® app



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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



GOLDEN LAKES CDD Account Number:
863-701-9702-101196-5

PIN:
3660

Billing Date:
Jul 22, 2025
Billing Period:
Jul 22 - Aug 21, 2025

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

Bundle		
Monthly Charges		
07.22-08.21	Internet Discount	-\$17.00
	\$17.00 Discount through 08/21/25	
	Solutions Bundle Discount	-\$22.00
	FiberOptic Internet	\$10.00
	Solutions Bundle Line	\$106.00
	Federal Primary Carrier Multi Line Charge	\$14.99
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
	FiberOptic Internet for Business 50M/50M	\$135.98
Bundle Total		\$258.16
Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$14.04
	Federal USF Recovery Charge	\$4.39
	Federal Taxes	\$18.43
Taxes and Fees Total		\$18.43
Total current month charges		\$276.59

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$147.61 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

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

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

business.frontier.com



FRONTIER

GOLDEN LAKES CDD Account Number
863-701-9702-10196-5

PIN
3660

Billing Date
Jul 22, 2025

Billing Period
Jul 22 - Aug 21, 2025

Account Activity

863-701-9702

Qty	Description	Order Number	Effective Date	Charge
1	Solution Bundle Discount	2025-07-22		\$200

863-701-9702

863-701-9702

PROPERTY	GOLDEN LAKES	FY 2025	
VENDOR	Lakeland Electric		
INVOICE DATE	7/3/2025		
INVOICE #	070325 ACH		
AUTO PAY			ACH 8/29/25
Account #	G/L ACCOUNT	Street Address	7/3-8/4/25
3410047	543006-53901	Lighting Dist #Lk Eaglebrooke	\$ 389.33
3410048	543006-53901	Lighting Dist #Lk Eaglebrooke	\$ 346.07
		543006-53901	\$ 735.40
3410049	543002-53901	820 Eaglebrooke Blvd Guardhouse	\$ 421.21
		543002-53901	\$ 421.21
3411473	543013-53901	870 Eaglebrooke Streetlights	\$ 56.01
3410050	543013-53901	1103 Eaglebrooke Streetlights	\$ 87.03
3410051	543013-53901	7151 Eaglebrooke Streetlights	\$ 61.56
3403760	543013-53901	6844 Eagle Ridge Blvd	\$ 21.06
3419233	543013-53901	Lighting Dist Eaglebrook	\$ 973.33
		543013-53901	\$ 1,198.99
		TOTAL	\$ 2,355.60

Account # 3410047

Due Date	Amount Due
09/02/2025	\$389.33

Bill Summary



Other Services \$389.33

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill \$389.33
Payments/Credits/Returns since 07/03/2025 \$-389.33

Balance Forward \$0.00

Other Services and Account Charges \$389.33
Total Current Charges \$389.33

Total Amount Due by 09/02/2025 \$389.33

Billing details located on following page(s).

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4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.



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Walmart

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CVS

DOLLAR GENERAL

7 ELEVEN

FAMILY DOLLAR

Walgreens

PRICE RYMERS

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Account #
3410047

Due Date	Amount Due
DO NOT PAY	\$389.33
Bank Draft Amount	\$389.33
Bank Draft Date	08/29/2025

004244 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



Account # 3410047

Bill Detail

Roadway Lighting

Private Area Light Charges	\$67.68
Private Area Light Fixture/Pole Charges	\$282.06
Private Area Light Fuel Charges	\$35.82
Environmental Charges	\$1.08
Florida Gross Receipts Tax	\$2.68
Florida Regulatory Commission Surcharge	\$0.01

Current Roadway Lighting Charges \$389.33

The amount due will be drafted at your bank on 08/29/2025

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- Email us at customerservice@lakelandelectric.com
- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

Contact

Electric / Water Billing Inquiries.....	863-834-9535
Wastewater / Solid Waste Billing.....	863-834-8276
Fallen Power Lines / Water Outages.....	863-834-4248
False Alarms (Lakeland Police Dept).....	863-834-6936
Miscellaneous Fire Dept Billings.....	863-834-8201
24-Hour Power Outage Reporting.....	863-834-4248
24-Hour Payment Hotline.....	863-834-9535
TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

Due Date	Amount Due
09/02/2025	\$346.07

Bill Summary



Other Services \$346.07

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$346.07
Payments/Credits/Returns since 07/03/2025	\$-346.07
Balance Forward	\$0.00
Other Services and Account Charges	\$346.07
Total Current Charges	\$346.07
Total Amount Due by 09/02/2025	\$346.07

Billing details located on following page(s).

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CVS

DOLLAR GENERAL

7 ELEVEN

FAMILY DOLLAR

Walgreens

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Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

Due Date	Amount Due
DO NOT PAY	\$346.07
Bank Draft Amount	\$346.07
Bank Draft Date	08/29/2025

004245 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



Account # 3410048

Bill Detail

Roadway Lighting

Private Area Light Charges	\$60.16
Private Area Light Fixture/Pole Charges	\$250.72
Private Area Light Fuel Charges	\$31.84
Environmental Charges	\$0.96
Florida Gross Receipts Tax	\$2.38
Florida Regulatory Commission Surcharge	\$0.01
Current Roadway Lighting Charges	\$346.07

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Contact

- Electric / Water Billing Inquiries..... 863-834-9535
- Wastewater / Solid Waste Billing..... 863-834-8276
- Fallen Power Lines / Water Outages..... 863-834-4248
- False Alarms (Lakeland Police Dept)..... 863-834-6936
- Miscellaneous Fire Dept Billings..... 863-834-8201
- 24-Hour Power Outage Reporting..... 863-834-4248
- 24-Hour Payment Hotline..... 863-834-9535
- TDD (For Hearing Impaired)..... 863-834-8333
- Recycling..... 863-834-8774
- Surge Protection..... 863-834-1500

Due Date	Amount Due
09/02/2025	\$421.21

Bill Summary



4099 kWh @ 0.0536 \$219.71

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill \$390.70

Payments/Credits/Returns since 07/04/2025 \$-390.70

Balance Forward \$0.00

Electric Service Charges \$421.21

Total Current Charges \$421.21

Total Amount Due by 09/02/2025 \$421.21

Billing details located on following page(s).

PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

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CVS

DOLLAR GENERAL

7 ELEVEN

FAMILY DOLLAR

Walgreens

PIRELLA GÖTTSCHE LOWE



Message Center

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Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

Account #
3410049

Due Date	Amount Due
DO NOT PAY	\$421.21
Bank Draft Amount	\$421.21
Bank Draft Date	08/29/2025

004246 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



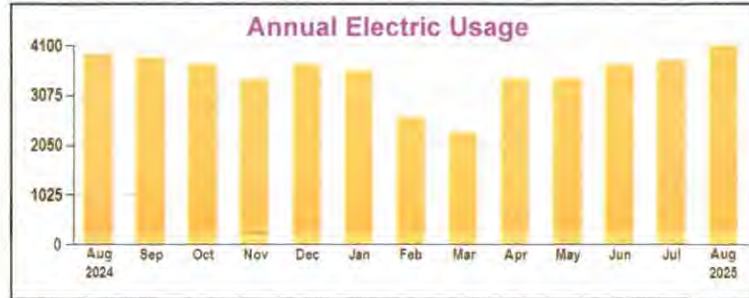
Account # 3410049

Bill Detail

Electric Service

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
394826	32	kWh	4099	3790	3914

Meter Reading Dates: 07/03/2025 to 08/04/2025



General Service Customer Charge	\$16.00
Electric 4099 KWH @ 0.0536	\$219.71
Environmental Charge 4099 KWH @ 0.0011766	\$4.82
Fuel Charge 4099 KWH @ 0.0415	\$170.11
Florida Gross Receipts Tax	\$10.53
Florida Regulatory Commission Surcharge	\$0.04
Current Electric Service Charges	\$421.21

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- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

Contact

	Electric / Water Billing Inquiries.....	863-834-9535
	Wastewater / Solid Waste Billing.....	863-834-8276
	Fallen Power Lines / Water Outages.....	863-834-4248
	False Alarms (Lakeland Police Dept).....	863-834-6936
	Miscellaneous Fire Dept Billings.....	863-834-8201
	24-Hour Power Outage Reporting.....	863-834-4248
	24-Hour Payment Hotline.....	863-834-9535
	TDD (For Hearing Impaired).....	863-834-8333
	Recycling.....	863-834-8774
	Surge Protection.....	863-834-1500

Account # 3411473

Due Date	Amount Due
09/02/2025	\$56.01

Bill Summary



401 kWh @ 0.0536 \$21.49

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$55.84
Payments/Credits/Returns since 07/04/2025	\$-55.84
Balance Forward	\$0.00
Electric Service Charges	\$56.01
Total Current Charges	\$56.01
Total Amount Due by 09/02/2025	\$56.01

Billing details located on following page(s).

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5. When the transaction is **COMPLETE** hand customer the receipt.



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Account #
3411473

Due Date	Amount Due
DO NOT PAY	\$56.01
Bank Draft Amount	\$56.01
Bank Draft Date	08/29/2025

004248 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



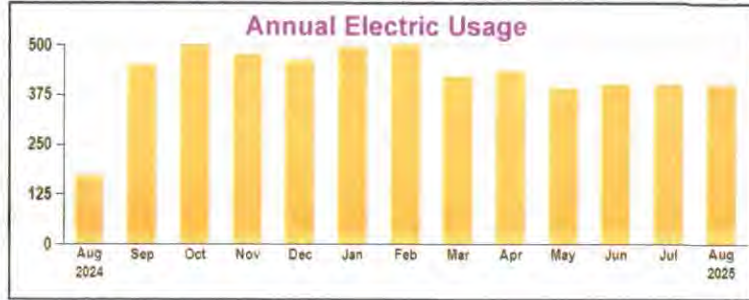
Account # 3411473

Bill Detail

Electric Service

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
395279	32	kWh	401	399	168

Meter Reading Dates: 07/03/2025 to 08/04/2025



General Service Customer Charge	\$16.00
Electric 401 KWH @ 0.0536	\$21.49
Environmental Charge 401 KWH @ 0.0011766	\$0.47
Fuel Charge 401 KWH @ 0.0415	\$16.64
Florida Gross Receipts Tax	\$1.40
Florida Regulatory Commission Surcharge	\$0.01
Current Electric Service Charges	\$56.01

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Contact

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Wastewater / Solid Waste Billing.....	863-834-8276
Fallen Power Lines / Water Outages.....	863-834-4248
False Alarms (Lakeland Police Dept).....	863-834-6936
Miscellaneous Fire Dept Billings.....	863-834-8201
24-Hour Power Outage Reporting.....	863-834-4248
24-Hour Payment Hotline.....	863-834-9535
TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

Due Date	Amount Due
09/02/2025	\$87.03

Bill Summary



715 kWh @ 0.0536 \$38.32

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$87.03
Payments/Credits/Returns since 07/04/2025	\$-87.03
Balance Forward	\$0.00
Electric Service Charges	\$87.03
Total Current Charges	\$87.03
Total Amount Due by 09/02/2025	\$87.03

Billing details located on following page(s).

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7-Eleven

FAMILY DOLLAR

Walgreens

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Account #
3410050

Due Date	Amount Due
DO NOT PAY	\$87.03
Bank Draft Amount	\$87.03
Bank Draft Date	08/29/2025

004250 000000202



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



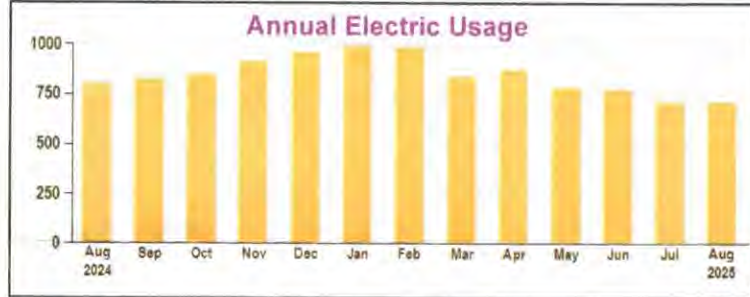
Account # **3410050**

Bill Detail

Electric Service

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
392631	32	kWh	715	715	798

Meter Reading Dates: 07/03/2025 to 08/04/2025



General Service Customer Charge	\$16.00
Electric 715 KWH @ 0.0536	\$38.32
Environmental Charge 715 KWH @ 0.0011766	\$0.84
Fuel Charge 715 KWH @ 0.0415	\$29.68
Florida Gross Receipts Tax	\$2.18
Florida Regulatory Commission Surcharge	\$0.01
Current Electric Service Charges	\$87.03

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Fallen Power Lines / Water Outages.....	863-834-4248
False Alarms (Lakeland Police Dept).....	863-834-6936
Miscellaneous Fire Dept Billings.....	863-834-8201
24-Hour Power Outage Reporting.....	863-834-4248
24-Hour Payment Hotline.....	863-834-9535
TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

Due Date	Amount Due
09/02/2025	\$61.56

Bill Summary



457 kWh @ 0.0536 \$24.50

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$59.27
Payments/Credits/Returns since 07/04/2025	\$-59.27
Balance Forward	\$0.00
Electric Service Charges	\$61.56
Total Current Charges	\$61.56
Total Amount Due by 09/02/2025	\$61.56

Billing details located on following page(s).

PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

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Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



Account #
3410051

Due Date	Amount Due
DO NOT PAY	\$61.56
Bank Draft Amount	\$61.56
Bank Draft Date	08/29/2025

004247 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



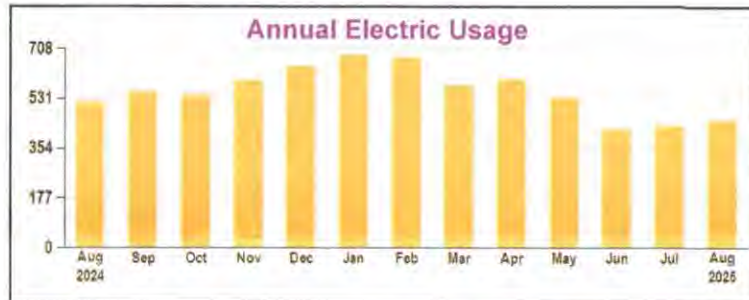
Account # **3410051**

Bill Detail

Electric Service

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
395265	32	kWh	457	434	517

Meter Reading Dates: 07/03/2025 to 08/04/2025



General Service Customer Charge	\$16.00
Electric 457 KWH @ 0.0536	\$24.50
Environmental Charge 457 KWH @ 0.0011766	\$0.54
Fuel Charge 457 KWH @ 0.0415	\$18.97
Florida Gross Receipts Tax	\$1.54
Florida Regulatory Commission Surcharge	\$0.01
Current Electric Service Charges	\$61.56

The amount due will be drafted at your bank on 08/29/2025

All balances are subject to penalty if paid after the due date, please see summary of all charges on Page 1 of your bill.

Running a business isn't easy, but choosing the right price plan can be. It only takes minutes with our price plan comparison tool.

**TRY IT
NOW AT**

LAKELANDELECTRIC.COM/ENERGYTOOLSET



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Address Change

There are several ways to change your mailing address!

- Visit lakelandelectric.com/MyAccount
- Email us at customerservice@lakelandelectric.com
- Call us at 863-834-9535

Our call center hours are, Monday - Friday from 7:30 a.m. to 6:00 p.m.

Contact

Electric / Water Billing Inquiries.....	863-834-9535
Wastewater / Solid Waste Billing.....	863-834-8276
Fallen Power Lines / Water Outages.....	863-834-4248
False Alarms (Lakeland Police Dept).....	863-834-6936
Miscellaneous Fire Dept Billings.....	863-834-8201
24-Hour Power Outage Reporting.....	863-834-4248
24-Hour Payment Hotline.....	863-834-9535
TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

Due Date	Amount Due
09/02/2025	\$21.06

Bill Summary



47 kWh @ 0.0536 \$2.52

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$20.94
Payments/Credits/Returns since 07/04/2025	-\$20.94
Balance Forward	\$0.00
Electric Service Charges	\$21.06
Total Current Charges	\$21.06
Total Amount Due by 09/02/2025	\$21.06

Billing details located on following page(s).

PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

Bring this barcode with you to make a payment.

Payments are recognized immediately and posted next business day.

Retailer Instructions:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.



799366423610006371683597768432

By accepting or using this barcode to make a payment, you agree to the full terms and conditions available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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FAMILY DOLLAR

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PILOT FLYING J

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Message Center

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LB2025080419410200.xml-8485-000000203

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

Due Date	Amount Due
DO NOT PAY	\$21.06
Bank Draft Amount	\$21.06
Bank Draft Date	08/29/2025

004243 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



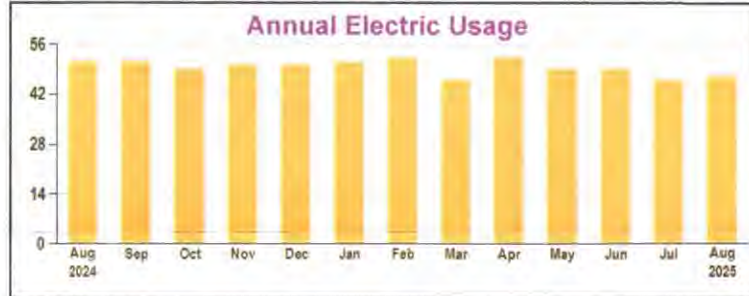
Account # **3403760**

Bill Detail

Electric Service

Meter Number	No. of Days	Unit of Measure	Current Month	Previous Month	Last Year
394624	32	kWh	47	46	51

Meter Reading Dates: 07/03/2025 to 08/04/2025



General Service Customer Charge	\$16.00
Electric 47 KWH @ 0.0536	\$2.52
Environmental Charge 47 KWH @ 0.0011766	\$0.06
Fuel Charge 47 KWH @ 0.0415	\$1.95
Florida Gross Receipts Tax	\$0.53

Current Electric Service Charges \$21.06

The amount due will be drafted at your bank on 08/29/2025

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**TRY IT
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LB2025080419410200.xml-8486-000000203

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24-Hour Payment Hotline.....	863-834-9535
TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

Account # 3419233

Due Date	Amount Due
09/02/2025	\$973.33

Bill Summary



Other Services \$973.33

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 08/04/2025

Previous Bill	\$973.33
Payments/Credits/Returns since 07/02/2025	\$-973.33
Balance Forward	\$0.00
Other Services and Account Charges	\$973.33
Total Current Charges	\$973.33
Total Amount Due by 09/02/2025	\$973.33

Billing details located on following page(s).

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799366423610006371683597832642

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or Money Center



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LB2025080419410200.xml-8497-000000203

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

Account #
3419233

Due Date	Amount Due
DO NOT PAY	\$973.33
Bank Draft Amount	\$973.33
Bank Draft Date	08/29/2025

004249 000000203



GOLDEN LAKES CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



Account # 3419233

Bill Detail

Roadway Lighting

Private Area Light Charges	\$169.20
Private Area Light Fixture/Pole Charges	\$705.15
Private Area Light Fuel Charges	\$89.55
Environmental Charges	\$2.70
Florida Gross Receipts Tax	\$6.70
Florida Regulatory Commission Surcharge	\$0.03

Current Roadway Lighting Charges \$973.33

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TDD (For Hearing Impaired).....	863-834-8333
Recycling.....	863-834-8774
Surge Protection.....	863-834-1500

DISTRICT	GOLDEN LAKES	FY 2025	
VENDOR	TAMPA ELECTRIC		
INVOICE DATE	08/08/25		
INVOICE #	080825 ACH		
AUTOPAY			ACH 8/29
G/L Account	New Account #	Street Address	7/4-8/4
543006-53901	211002920133	Whisperwoods Dr	1036.64
543006-53901	211002859901	Eaglebrooke Vista Hills I	467.02
543006-53901	211002920349	Vista Hls, PH2 DR	659.62
543013-53901	211002859646	7619 Reflections Lake Dr.	56.27
543013-53901	211002859430	950 Osprey Landing Dr	164.85
		543006-53901	\$ 2,384.40
		543013-53901	\$ 221.12
	INTEREST ON DEPOSIT	361001-3000	
		TOTAL	\$ 2,605.52



GOLDEN LAKES COMM DEV
WHISPER WOODS DR
MULBERRY, FL 33860-0000

Statement Date: August 08, 2025

Amount Due: \$1,036.34

Due Date: August 29, 2025

Account #: 211002920133

DO NOT PAY. Your account will be drafted on August 29, 2025

Account Summary

Current Service Period: July 04, 2025 - August 04, 2025

Previous Amount Due \$1,036.34

Payment(s) Received Since Last Statement -\$1,036.34

Current Month's Charges \$1,036.34

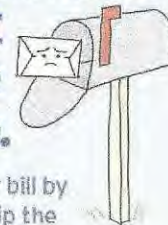
Amount Due by August 29, 2025 \$1,036.34

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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anymore.**



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Account #: 211002920133

Due Date: August 29, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,036.34

Payment Amount: \$ _____

605705528119

Your account will be
drafted on August 29, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

TEST YOUR KNOWLEDGE.

Which of the following safety precautions should you follow if your home or business has been flooded?

- A. Don't touch anything electrical with wet hands or while standing on damp ground or in water.
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If you picked "D. All of the above," you're right! **Water and electricity don't mix – and together, they create life-threatening conditions.**

Visit TampaElectric.com/StormCenter for essential tips on staying safe around electricity when severe weather strikes.



Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free!

Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



Know what's below.
Call before you dig



GOLDEN LAKES COMM DEV
EAGLEBROOKE VISTA HILLS I
LAKELAND, FL 33813-0000

Statement Date: August 08, 2025

Amount Due: \$467.02

Due Date: August 29, 2025

Account #: 211002859901

DO NOT PAY. Your account will be drafted on August 29, 2025

Account Summary

Current Service Period: July 04, 2025 - August 04, 2025

Previous Amount Due \$467.02

Payment(s) Received Since Last Statement -\$467.02

Current Month's Charges \$467.02

Amount Due by August 29, 2025 \$467.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002859901

Due Date: August 29, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$467.02

Payment Amount: \$ _____

605705528118

Your account will be
drafted on August 29, 2025.

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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TampaElectric.com/811



Know what's below.
Call before you dig



GOLDEN LAKES COMM DEV
VISTA HLS, PH 2DR
LAKELAND, FL 33813-0000

Statement Date: August 08, 2025

Amount Due: \$659.62

Due Date: August 29, 2025

Account #: 211002920349

DO NOT PAY. Your account will be drafted on August 29, 2025

Account Summary

Current Service Period: July 04, 2025 - August 04, 2025

Previous Amount Due \$659.62

Payment(s) Received Since Last Statement -\$659.62

Current Month's Charges \$659.62

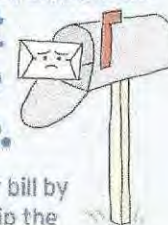
Amount Due by August 29, 2025 \$659.62

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



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email or text, skip the
stamp and pay securely online.
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002920349

Due Date: August 29, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$659.62

Payment Amount: \$ _____

605705528120

Your account will be
drafted on August 29, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

TEST YOUR KNOWLEDGE.

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TampaElectric.com/811



**Know what's below.
Call before you dig**





GOLDEN LAKES COMM DEV
7619 REFLECTIONS LAKE DR
LAKELAND, FL 33813-5609

Statement Date: August 08, 2025

Amount Due: \$56.27

Due Date: August 29, 2025

Account #: 211002859646

DO NOT PAY. Your account will be drafted on August 29, 2025

Account Summary

Current Service Period: July 04, 2025 - August 04, 2025

Previous Amount Due	\$50.28
Payment(s) Received Since Last Statement	-\$50.28

Current Month's Charges	\$56.27
-------------------------	---------

Amount Due by August 29, 2025 \$56.27

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

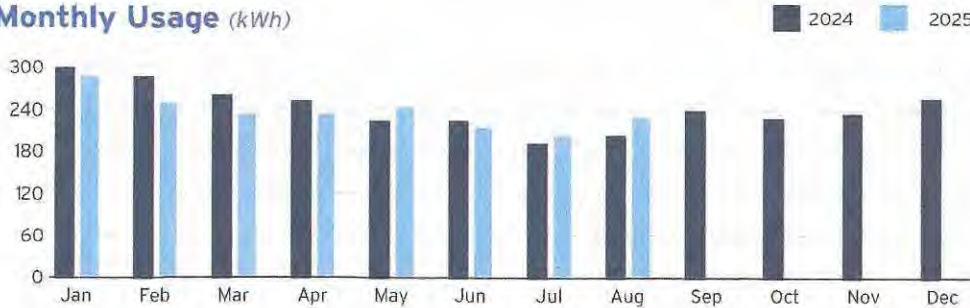


Your average daily kWh used was **0% higher** than it was in your previous period.



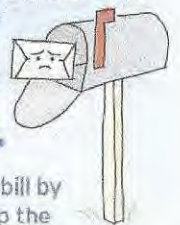
Scan here to view your account online.

Monthly Usage (kWh)



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You don't need me anymore.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002859646

Due Date: August 29, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$56.27

Payment Amount: \$ _____

605705528117

Your account will be drafted on August 29, 2025

GOLDEN LAKES COMM DEV
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

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TampaElectric.com/811



Know what's below.
Call before you dig



GOLDEN LAKES COMM DEV
950 OSPREY LANDING DR
LAKELAND, FL 33813-4688

Statement Date: August 08, 2025

Amount Due: \$164.85

Due Date: August 29, 2025

Account #: 211002859430

DO NOT PAY. Your account will be drafted on August 29, 2025

Your Energy Insight



Your average daily kWh used was **7.41% higher** than the same period last year.



Your average daily kWh used was **26.09% higher** than it was in your previous period.



Scan here to view your account online.

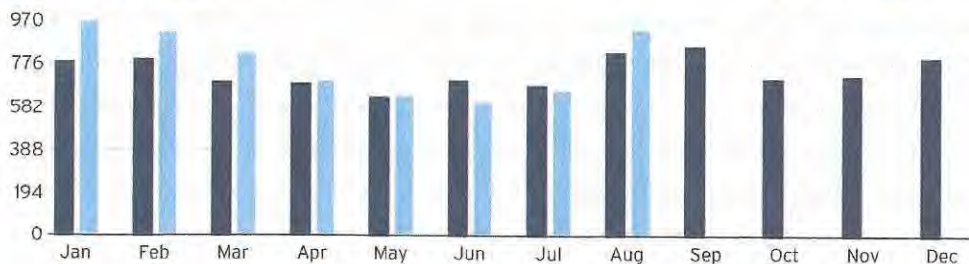
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You don't need me anymore.



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Monthly Usage (kWh)



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Account #: 211002859430

Due Date: August 29, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$164.85

Payment Amount: \$ _____

605705528116

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00000010-0000234- Page 18 of 30

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TampaElectric.com/811



**Know what's below.
Call before you dig**

PHOTO: JEFFREY

PHOTO: JEFFREY



GOLDEN LAKES CDD Account Number:
863-701-9702-101196-5
 PIN:
3660

Billing Date:
Jul 22, 2025
 Billing Period:
Jul 22 - Aug 21, 2025

Hi GOLDEN LAKES CDD,

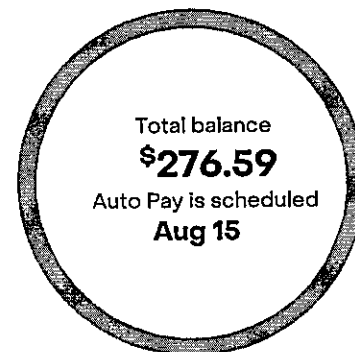
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$277.20
Payment received by Jul 22, thank you	-\$277.20

Service summary

	Previous month	Current month
Bundle	\$258.38	↓\$258.16
Taxes and Fees	\$18.82	↓\$18.43
Total services	\$277.20	\$276.59
Total balance		\$276.59



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 Eagan, MN 55121-2879

6790 0107 NO RP 22 07232025 NNNNNNNN 01 010086 0042

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GOLDEN LAKES CDD
 C/O INFRAMARK
 11555 HERON BAY BLVD
 CORAL SPRINGS FL 33076-7320



15000286370197021011960000000000000000276595



GOLDEN LAKES CDD Account Number:
863-701-9702-101196-5

PIN:
3660

Billing Date:
Jul 22, 2025
Billing Period:
Jul 22 - Aug 21, 2025



WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



GOLDEN LAKES CDD Account Number:
863-701-9702-101196-5
PIN:
3660

Billing Date:
Jul 22, 2025
Billing Period:
Jul 22 - Aug 21, 2025

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

Bundle		
Monthly Charges		
07.22-08.21	Internet Discount	-\$17.00
	\$17.00 Discount through 08/21/25	
	Solutions Bundle Discount	-\$22.00
	FiberOptic Internet	\$10.00
	Solutions Bundle Line	\$106.00
	Federal Primary Carrier Multi Line Charge	\$14.99
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
	FiberOptic Internet for Business 50M/50M	\$135.98
Bundle Total		\$258.16

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$147.61 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

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

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$14.04
	Federal USF Recovery Charge	\$4.39
	Federal Taxes	\$18.43
Taxes and Fees Total		\$18.43

Total current month charges \$276.59

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

**GOLDEN LAKES CDD**Account Number:
863-701-9702-101196-5PIN:
3660Billing Date:
Jul 22, 2025Billing Period:
Jul 22 - Aug 21, 2025

Account Activity

8637019702

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-07-22	-\$22.00
Total				-\$22.00

863-701-9702

88/KQXA/137241/ /VZFL



1300 Eaglebrook Blvd
Lakeland, FL 33813
863.701.0101

Invoice

Customer

Name Golden Lakes Community Development District
Address
City
Phone

Misc

Date 6/26/2025
Order No.
Rep

Qty	Description	Unit Price	TOTAL
1	Sod Cutter Rental (Synergy 1179068-0001)	\$ 574.73	\$ 574.73
1	Roller Rental (Synergy 1144035)	\$ 770.25	\$ 770.25
1	Tools (Siteone 155034139-001)	\$ 965.00	\$ 965.00
1	Topdress Sand (S&R Logistics 04071953-M)	\$ 330.00	\$ 330.00
1	Greens Renovation (Mondragon Golf 5044)	\$ 305,240.00	\$ 305,240.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

SubTotal \$ 307,879.98

Shipping

7.00%

TOTAL \$ 307,879.98

Payment

Please Make and Send Payment to:

Tax Rate(s)

The Club at Eaglebrooke
Attn: Ryan Roberts, GM
1300 Eaglebrooke Blvd
Lakeland, FL 33813

Office Use Only

Thank you



2702 DRANE FIELD ROAD
LAKELAND, FL 33811
TEL: 863-250-8761

Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 22253 Phone: 863-701-0101
THE CLUB AT EAGLEBROOKE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

RENTAL RETURN

Job Site:
EAGLEBROOKE GOLF COURSE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

Invoice #... 1179068-0001
Invoice date 6/13/25
Date out.... 5/29/25 9:25 AM
Date in..... 6/09/25 8:02 AM
Job Loc..... 1300 EAGLEBROOKE BLVD, LAKELAND
Job No..... 01212537862
P.O. #..... EAGLEBROOKE
Ordered By.. WES MEWMAN
Terms..... Net 30 Days
Sales Rep: LAKELAND
Written by.. MICHAEL DEVINE

Qty	Equipment #	Day	Week	4 Week
1	SOD CUTTER-GAS 308243	95.00	295.00	775.00
Make: RYAN Model: HYDRO-JR 18 Ser #: 54496300101				

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV ENVIRONMENTAL FEE	EA	16.975	16.98

Sub-total: 501.98
Damage waiver: 72.75
Exempt:
Total: 574.73

FINAL BILL: 5/29/25 09:25 AM THRU 6/09/25 08:02 AM.

APPROVED BY:

GM: _____
DH: _____

140300

The above Equipment has been received in good repair and operating condition.
**Customer acknowledges that this transaction is governed by Synergy's terms and conditions which are set forth, in part, on the reverse side of this Agreement, and in full at www.synergiequip.com, which terms and conditions are incorporated by reference herein, and customer agrees that said terms and conditions shall be applicable to the exclusion of any other terms and conditions.

Signature: _____ Date: _____

Printed
Name: _____

SYINVN

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

WES 863-808-7431



2702 DRANE FIELD ROAD
LAKELAND, FL 33811
TEL: 863-250-8761

Page: 1
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Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 22253 Phone: 863-701-0101
THE CLUB AT EAGLEBROOKE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

RENTAL RETURN

Job Site:
EAGLEBROOKE GOLF COURSE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

Invoice #... 1144035-0003
Invoice date 6/13/25
Date out... 4/07/25 9:00 AM
Date in... 6/09/25 8:03 AM
Job Loc..... 1300 EAGLEBROOKE BLVD, LAKELAND
Job No..... 01212537862
P.O. #..... EAGLEBROOKE
Ordered By.. WES NEWMAN
Terms..... Net 30 Days
~~Sales Rep.~~ ~~LAKELAND~~
Written by.. MICHAEL DEVINE

Qty	Equipment #	Day	Week	4 Week
1	R/O ROLLER-VIB SMOOTH-DD-1T 36"	250.00	650.00	1395.00
	314961 Make: THIRD COAS Model: RA12H Ser #: 3CERA1224011902A			650.00
	HR OUT1 64.20 HR IN1 75.00 TOTAL:		10.80	

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV	EA	22.750	22.75
	ENVIRONMENTAL FEE			

Sub-total: 672.75
Damage waiver: 97.50
Exempt:
Total: 770.25

FINAL BILL: 6/02/25 09:00 AM THRU 6/09/25 08:03 AM.

APPROVED BY:

Initial: _____
DH: _____

146300

The above Equipment has been received in good repair and operating condition.
**Customer acknowledges that this transaction is governed by Synergy's terms and conditions which are set forth, in part, on the reverse side of this Agreement, and in full at www.synergiequip.com, which terms and conditions are incorporated by reference herein, and customer agrees that said terms and conditions shall be applicable to the exclusion of any other terms and conditions.

Signature: _____ Date: _____

Printed
Name: _____

SYINYN

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

WES 863-808-7431

Sales Invoice



Stronger Together

Lakeland FL #131
3560 Reynolds Rd
Lakeland, FL 33803-7327
W: (863)669-0212

Sold To:

The Club at Eaglebrooke (#1347299)
1300 Eaglebrooke Blvd
Lakeland, FL 33813-4663
W: (863)701-0101 F: (863)701-0313

Ship To:

The Club at Eaglebrooke (#1347299)
1300 Eaglebrooke Blvd
Lakeland, FL 33813-4663
F: (863)701-0313 F: (863)701-0313

Ordered	Order#	PO#	Invoiced	Invoice#
06/18/2025	155034139-001		06/18/2025	155034139-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
06/18/2025		Customer Pick up	wesley parker	Bryce

For Chemical Emergency Spill, Leak, Fire,
Exposure, or Accident Emergency Response
Assistance, call: CHEMTREC
Day or Night- 1 (800) 424-9300



LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	59030455	Drive XLR8 Post Emergent Liquid Herbicide 64 oz.	2	2	0	0	71.217 / EA	142.43
2	48072	Siphon King Utility Pump 36 in. x 72 in. Hose	1	1	0	0	61.440 / EA	61.44
3	101186	LESCO Broadcast Spreader w/ 80 lb. Capacity and Stainless Steel Frame	1	1	0	0	698.000 / EA	698.00

Please remit payment to:
SiteOne Landscape Supply, LLC
24110 Network Place
Chicago, IL 60673-1241

Terms: NET 15TH PROX
Pay by 07/15/2025

APPROVED BY:

GM:

DH:

Subtotal: \$901.87
Sales Tax: \$63.13
Freight: \$0.00
Total: \$965.00
Total Payment: \$0.00
Amount Due: \$965.00

140300-000

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.



**CUSTOMER
OBSESSED**

RYAN HILL | Area Business Manager
813-621-2075 | RHill2@SiteOne.com

Scan for a Brief Survey



We are 100% committed to your success. Please do not hesitate to contact me directly at the number above or scan the QR code to take a brief survey about your experience today.

Check out the SiteOne.com
Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
Visit today at siteone.com.
Get 5% off your first order up to \$500 off when you use promo code WELCOME at checkout.



S&R Logistics
863-422-5985

S&R Logistics

Invoice
PO Box 840
Lake Wales, FL 33859-0840

Invoice # 04071953-M

Corporate - Accounting
863-676-9431

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Eaglebrooke GC
1300 Eaglebrook Bv

Lakeland, FL 33813

Invoice # 04071953-M
Invoice Date: 6/24/2025
Customer # EAGLEBROOKEG

PO # DONATION PER SAM
Ship From : ERJ Haines City Mine
Ship To : Eaglebrooke GC-Lakeland

Ship Date	Ticket #	Commodity		Tons	Price	Extended
06/18/2025	8792	CONCRETE	DONATION PER SAM	21.62	\$165.0000	\$165.00
06/18/2025	8793	CONCRETE	DONATION PER SAM	21.57	\$165.0000	\$165.00
Subtotal For: CONCRETE				43.19		\$330.00
Subtotal For: All Commodities				43.19		\$330.00
6/24/2025		FUEL CHARGE		0.00	\$0.00	\$0.00
Subtotal For: FUEL CHARGE				0.00		\$0.00

Payment Terms: Net 30 Days

County Tax: 0.00% \$0.00
State Tax: 6.00% \$0.00
Total Tax: \$0.00
Invoice Total: \$330.00

APPROVED BY:

GM: _____
DH: _____

140300

Handled by broker in its capacity as a freight broker only.

Page 1



Mondragon Golf, Inc.

PO BOX 1276
Bartow, FL 33830
Phone # (863) 800-3255
Fax # (863) 800-3279

Invoice

Date	Invoice #
6/25/2025	5044

Bill To:

*The Club at Eaglebrooke
Attn: Ryan Roberts
1300 Eaglebrooke Blvd.
Lakeland, FL 33813*

Project Name:

Greens Renovation Project 2025

Terms

Net 30

Description	Prior %	Curr %	Total...	Est Amt	Prior ...	Amount
The following reflects our proposal and scope of work to renovate all greens at The Club at Eaglebrooke as drawn, specified and/or as outlined below: Price is based on the renovation of approximately 130,000SF of green putting surface area and 48,000SF of green collar as follows: Basamid Pre-Emergent Fumigation @ 7Lb/1000SF (Includes application, tarp removal and disposal; tarps to remain in place for 10days). Amount Deducted for Retention on Invoice #5021	50.00%	50.00%	100.00%	457000.00	228500.00	228500.00
		100.00%	100.00%	67,600.00		67,600.00
						9,140.00

1. Equipment Mobilization Fee: Mobilization and staging area set up will take place a few days prior to project start date.
2. Turf Kill: The club to perform a complete kill on existing turf on the weeks prior to project commencement (if applicable).
3. Turf Removal: Turf will be removed by sod cutting top 1" and spoils to be disposed of on site at area designated by owner's representative (includes 5ft of green collar).
4. Soil Removal: 6" of material to be removed and on-site disposed.
5. Sub-Surface Shaping: Not Applicable.
6. Herringbone Drainage Installation Not Applicable.
7. Rock Layer Installation: Not Applicable.
8. Root Zone Mix Installation: 90/10 w/command greens mix will be installed at a uniform depth of 6".
9. Soil Cultivation (Rotor-Tilling): Not Applicable.
10. Greens Loop Installation (HDPE): Not Applicable
11. Greens Re-contouring & Finish Shaping: Greens surfaces will be graded and floated to provide a smooth and uniform surface that establishes original and/or new desired contours.
12. Greens Fumigation: (See Change Order #1).
13. Sprigging: New green putting surface to be sprigged with TiffEagle at 35bu/1000SF and cut-in twice.
14. Sod: Green collar to be grassed with Certified TifGrand Sod.

Thank you for considering us for your golf course construction needs!

Payments & Credits

Invoice Total
Amount Due

We Now Accept Visa, Master Card & American Express.


Mondragon Golf, Inc.

PO BOX 1276

Bartow, FL 33830

Phone # (863) 800-3255

Fax # (863) 800-3279

Invoice

Date

Invoice #

6/25/2025

5044

Bill To:

*The Club at Eaglebrooke
 Attn: Ryan Roberts
 1300 Eaglebrooke Blvd.
 Lakeland, FL 33813*

Project Name:

Greens Renovation Project 2025

Terms

Net 30

Description	Prior %	Curr %	Total...	Est Amt	Prior ..	Amount
-------------	---------	--------	----------	---------	----------	--------

~~~~ CHANGE ORDER ~~~~

March 6, 2024

&gt; Added 130,000 Basamid 072-7/1000. (+\$67,600.00)

Total change to estimate +\$67,600.00

~~~~~

Thank you for considering us for your golf course construction needs!

Payments & Credits \$0.00

Invoice Total \$305,240.00

Amount Due \$305,240.00

We Now Accept Visa, Master Card & American Express.

1300 Eaglebrook Blvd
Lakeland, FL 33813
863.701.0101

Invoice

Customer

Name Golden Lakes Community Development District
Address
City
Phone

Misc

Date 7/18/2025
Order No.
Rep

Qty	Description	Unit Price	TOTAL
1	Chipping Green Buildout (Mondragon 5062)	\$ 109,048.80	\$ 109,048.80
1	Sod Invoice (Southeast Turf 57721)	\$ 3,717.00	\$ 3,717.00
1	Powder Coat Signs (Sheps Powder Coating)	\$ 1,800.00	\$ 1,800.00
1	Tree Work / Stumps (Blue Ribbon Lawns 21098)	\$ 12,300.00	\$ 12,300.00
1	Sod Invoice (Southeast Turf 57750)	\$ 4,388.00	\$ 4,388.00
1	Equipment Rental Trencher (Synergy 1167041)	\$ 2,334.45	\$ 2,334.45
1	Equipment Rental Roller (Synergy 1144035-002)	\$ 1,653.08	\$ 1,653.08
1	Equipment Rental Roller (Synergy 1197511-0001)	\$ 2,003.08	\$ 2,003.08
		\$ -	\$ -

SubTotal \$ 137,244.41

Shipping

7.00%

TOTAL \$ 137,244.41

Payment

Please Make and Send Payment to:

Tax Rate(s)

The Club at Eaglebrooke
Attn: Ryan Roberts, GM
1300 Eaglebrooke Blvd
Lakeland, FL 33813

Office Use Only

Thank you

**Mondragon Golf, Inc.**

PO BOX 1276
Bartow, FL 33830
Phone # (863) 800-3255
Fax # (863) 800-3279

mondragongolf@earthlink.net
www.mondragongolf.com

Invoice**Date****Invoice #**

6/25/2025

5062

Bill To:

The Club at Eaglebrooke
Attn: Ryan Roberts
1300 Eaglebrooke Blvd.
Lakeland, FL 33813

Project Name:

Practice Green Construction 2025

P.O. No.**Terms**

Net 30

Quantity	Description	Rate	Amount
	<p>The following reflects our proposal and scope of work to renovate greens as drawn, specified and/or as outlined below: Price is based on the renovation of approximately 55,500SF of green putting surface as follows:</p> <p>1. Mobilization Fee: Mobilization and staging area set up will take place a few days prior to project start date.</p> <p>2. Turf Kill: The club to perform a complete kill on existing turf before turf removal takes place.</p> <p>3. Turf Removal: Turf will be removed by sod cutting top 1"; a burial pit to be dug out and spoils placed 3ft underground (includes impact area).</p> <p>4. Soil Removal/Addition: Green Complex will be shaped to accommodate a new green 8,000SF at desired elevation; no new soil to be imported. A new bunker to be constructed as part of the new look and existing bunkers will be filled-in. The entire area to be re-shaped to accommodate 3 new catch basins as shown on drawings.</p> <p>5. Sub-grade Contouring: Bottom of green is to be shaped to reflect desired surface contour of the new green as much as possible; subsurface shape to be approved by owner's representative.</p> <p>6. Herringbone Drainage Installation: Drainage herringbone to be installed at 15ft intervals a clean out to be placed at each end of pipe run with a 4" grate and valve box; outfall to be ran to nearest basin, lake or sum pit.</p> <p>7. Rock Layer Installation: No moisture regulator layer to be installed (Modified USGA).</p> <p>8. Root Zone Material Installation: 90/10 3/8" Command mix will be installed at a uniform depth of 12' plus-minus 1"</p> <p>9. Soil Cultivation (Rotor-Tilling): N/A</p> <p>10. Greens Loop Installation (HDPE): A new irrigation loop will be installed with new 855S Toro sprinkler heads placed on the perimeter of the new green collar with inners and outers with individual head control to corresponding clock. Includes tie-in to main line, installation of one isolation valve and quick coupler.</p> <p>11. Greens Contouring & Finish Shaping: Green surface to be finish shaped to reflect desired contours and surrounding to be graded and floated to provide a smooth and uniform surface that establishes proper drainage sheet-flow.</p> <p>12. Greens Fumigation: No fumigation included.</p> <p>13. Sprigging: New green putting surface to be sprigged with TifEagle at 35bu/1000SF and cut-in twice.</p> <p>14. Sod: Green surrounding and impact area (56,000SF) to be grassed with Bimini sprigs; severe slopes, green, bunker, and cart path outlines to be secured with Bimini sod (up to 5,000SF).</p>	109,048.80	109,048.80

Balance Due

\$109,048.80

Thank you for considering us for your golf course construction needs!

Payments/Credits

\$0.00

Invoice Total

\$109,048.80

"We now accept Visa, Mastercard and American Express"



Southeast Turf Partners, Inc.
17252 Alico Center Rd, Ste 4
Fort Myers, FL 33967

Phone # 239.267.0156

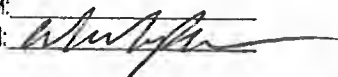
Fax # 239.489.3117

Invoice

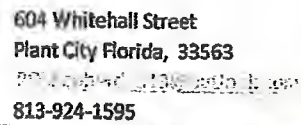
Date	Invoice #
6/27/2025	57721

Bill To
The Club At Eaglebrooke C/O Golden Lakes CDD 1300 Eaglebrooke Blvd Lakeland, FL 33813

Ship To
The Club At Eaglebrooke 1300 Eaglebrooke Blvd Lakeland, FL 33813 7645 Reflections Lake Drive Wess Parker 863.808.7431

	Sales Region	Rep	Delivery Ticket	Terms	P.O. No.
	Polk	900	2025-620	Net 15	
Quantity	Description			Rate	Amount
14	Bimini Sod - 400 sq ft pallet - price per pallet			208.00	2,912.00T
14	Pallet - per pallet			15.00	210.00T
1	Freight			595.00	595.00
<div>APPROVED BY: GM: _____ DH:  140300-000</div>					
Thank you for your business.				Subtotal	\$3,717.00

Name	Wesley Laine Parker
Expiration Date	02/28/2025
RUP	PB13037



July 2025



TOTAL \$1800.00

THANK YOU

Blue Ribbon Lawns INC
 11048 Carlton Rd.
 Kathleen, FL 33849
 Work- 863-602-8126
 Tax ID- 371804272



Invoice

DATE	INVOICE #
7/18/2025	21098

BILL TO

Eaglebrooke
 1300 Eaglebrooke Ave.
 Lakeland, FL 33813

ITEM	DESCRIPTION	AMOUNT
Tree work	Mutiple trees done and stumps- large oak removed with stump grinding. Second oak next to large oak removed with stump grinding. Several other tress cut down with stump grinding. Work performed 7/14/25-7/17/25. Labor, fuel, equipment and disposal fee included.	12,000.00
Tree removal	Tree removed for other business near you. Told to add to your invoice for payment.	300.00
	All debris disposed of at waste.	0.00

Thank you for your business!

Total	12,300.00
Balance Due	12,300.00

Invoice

Southeast Turf Partners, Inc.
 17252 Alico Center Rd, Ste 4
 Fort Myers, FL 33967
 Phone # 239.267.0156
 Fax # 239.489.3117

Date	Invoice #
7/8/2025	57750

Bill To
The Club At Eaglebrooke C/O Golden Lakes CDD 1300 Eaglebrooke Blvd Lakeland, FL 33813

Ship To
The Club At Eaglebrooke 1300 Eaglebrooke Blvd Lakeland, FL 33813 7645 Reflections Lake Drive Wess Parker 863.808.7431

	Sales Region	Rep	Delivery Ticket	Terms	P.O. No.
	Polk	900	77768	Net 15	
Quantity	Description			Rate	Amount
16	Bimini Sod - 400 sq ft pallet - price per pallet			208.00	3,328.00T
16	Pallet - per pallet			15.00	240.00T
1	Fork Fee			125.00	125.00
1	Freight			695.00	695.00
<div>APPROVED BY:</div> <div>GM: <u> </u></div> <div>DH: <u> </u></div> <div>140300 - 000</div>					
Thank you for your business.				Subtotal	\$4,388.00

Name	Wesley Laine Parker
Expiration Date	02/28/2025
RUP	PB13037



2702 DRANE FIELD ROAD
LAKELAND, FL 33811
TEL: 863-250-8761

Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 22253 Phone: 863-701-0101

THE CLUB AT EAGLEBROOKE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

RENTAL RETURN

Job Site:

EAGLEBROOKE GOLF COURSE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

Invoice #... 1167041-0003
Invoice date 6/25/25
Date out.... 5/12/25 9:00 AM
Date in..... 6/24/25 9:18 AM
Job Loc..... 1300 EAGLEBROOKE BLVD, LAKELAND
Job No..... 01212537862
P.O. #..... EAGLEBROOKE
Ordered By.. WES NEWMAN
Terms..... Net 30 Days
~~Sales Rep.~~ LAKELAND
Written by.. MICHAEL DEVINE

Qty	Equipment #	Day	Week	4 Week
1	TRENCHER-R/O-37-49HP-48-60" 301240 Make: VERMEER Model: RTX450 Ser #: 1VR4092U6J1003826 HR OUT1 457.00 HR IN1 459.00 TOTAL: 1.99 Meter #1 from prior exchange is 5.000	375.00	985.00	2100.00 1970.00

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV ENVIRONMENTAL FEE	EA	68.950	68.95

Sub-total: 2038.95
Damage waiver: 295.50
Exempt:
Total: 2334.45

FINAL BILL: 6/09/25 09:00 AM THRU 6/24/25 09:18 AM.
Credit of 1 day

APPROVED BY:

GM:
DH:

140300 -000

The above Equipment has been received in good repair and operating condition.
**Customer acknowledges that this transaction is governed by Synergy's terms and conditions which are set forth, in part, on the reverse side of this Agreement, and in full at www.synergiequip.com, which terms and conditions are incorporated by reference herein, and customer agrees that said terms and conditions shall be applicable to the exclusion of any other terms and conditions.

Signature: _____ Date: _____

Printed
Name:

SYNIN

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

WES 863-808-7431



2702 DRANE FIELD ROAD
LAKE LAND, FL 33811
TEL: 863-250-8761

Page: Page 158

Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 22253

THE CLUB AT EAGLEBROOKE
1300 EAGLEBROOKE BLVD
LAKE LAND, FL 33813

4 WEEK BILL

Job Site:

EAGLEBROOKE GOLF COURSE
1300 EAGLEBROOKE BLVD
LAKE LAND, FL 33813

Invoice #... 1144035-0002
Invoice date 5/23/25
Date out.... 4/07/25 9:00 AM
Billed thru. 6/02/25
Job Loc..... 1300 EAGLEBROOKE BLVD, LAKE LAND
Job No..... 01212537862
P.O. #..... EAGLEBROOKE
Ordered By.. WES NEWMAN
Terms..... Net 30 Days
Sales Rep: LAKE LAND
Written by..

Qty	Equipment #	Day	Week	4 Week
1	R/O ROLLER-VIB SMOOTH-DD-1T 36" 314961 Make: THIRD COAS Model: RA12H Ser #: 3CERA1224011902A HR OUT1 64.20 HR IN1	250.00	650.00	1395.00 1395.00
		TOTAL:	64.20	

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV ENVIRONMENTAL FEE	EA	48.825	48.83

Sub-total: 1443.83
Damage waiver: 209.25
Exempt:
Total: 1653.08

BILLED FOR FOUR WEEKS 5/05/25 THRU 6/02/25 09:00 AM

APPROVED BY:

GM:
DH:

140300-000

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Signature: _____ Date: _____

Printed Name: _____
YINV

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

WES 863-808-7431



2702 DRANE FIELD ROAD
LAKELAND, FL 33811
TEL: 863-250-8761

Page: 1

Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 22253
THE CLUB AT EAGLEBROOKE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

Job Site:
EAGLEBROOKE GOLF COURSE
1300 EAGLEBROOKE BLVD
LAKELAND, FL 33813

4 WEEK BILL

Invoice #... 1197511-0001
Invoice date 7/14/25
Date out.... 6/26/25 9:00 AM
Billed thru. 7/24/25
Job Loc..... 1300 EAGLEBROOKE BLVD, LAKELAND
Job No..... 01212537862
P.O. #..... N/A
Ordered By.. WES NEWMAN
Terms..... Net 30 Days
Sales Rep: BENJAMIN MCDONALD
Written by..

Qty	Equipment #	Day	Week	4 Week
1	R/O ROLLER-VIB SMOOTH-DD-2T 40"	250.00	650.00	1395.00
	303647 Make: BOMAG Model: BW100ADM-5 Ser #: 101462032368			
	HR OUT1 44.01 HR IN1	TOTAL:	44.01	

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV	EA	48.825	48.83
	ENVIRONMENTAL FEE			
	DELIVERY CHARGE			175.00
	PICKUP CHARGE			175.00

Sub-total: 1793.83
Damage waiver: 209.25
Exempt:
Total: 2003.08

BILLED FOR FOUR WEEKS 6/26/25 THRU 7/24/25 09:00 AM

APPROVED BY:

GM: _____
DH: *[Signature]*

140300-000

The above Equipment has been received in good repair and operating condition.
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Signature: _____ Date: _____

Printed Name: _____

SYINV1

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

WES 863-808-7431