



Rizzetta & Company

Prosperity Lakes Community Development District

Board of Supervisors' Meeting July 24, 2025

**District Office:
5020 W. Linebaugh Avenue Suite 200
Tampa, Florida 33624
813.933-55721**

prosperitylakescdd.org

Prosperity Lakes Community Development District
Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.prosperitylakescdd.com

Board of Supervisors	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company
District Counsel	John Vericker	Straley, Robin, & Vericker, P.A.
Interim Engineer	Strickland T. Smith, PE	Heidt Design

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

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

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

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

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.prosperitylakescdd.org

**Board of Supervisors
Prosperity Lakes Community
Development District**

July 17, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Prosperity Lakes Community Development District will be held on **Thursday, July 24, 2025, at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 22, 2025..... Tab 1
 - B. Consideration of Operations & Maintenance Expenditures for May & June 2025..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of GIG Fiber Solar Street Addendum Regarding Insurance Terms (under separate cover)
 - B. Consideration of Steadfast Sidewalk Repair Proposal (under separate cover)
 - C. Ratification of Steadfast Solenoid Repair Proposal Tab 3
 - D. Consideration of Steadfast Fence Proposal (under separate cover)
 - E. Consideration of Resolution 2025-05; Replacing an Assistant Secretary Tab 4
 - G. Ratification of Fountain Maintenance Termination Letter..... Tab 5
 - H. Ratification of Fountain Maintenance Contract Tab 6

- I. Public Hearing on Final Budget for Fiscal Year 2025-2026
 - i. Consideration of Resolution 2025-06; Adopting Final Budget for Fiscal Year 2025-2026..... Tab 7
- J. Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026 Tab 8
- K. Consideration of Resolution 2025-08; Approving Fiscal Year 2025-2026 Meeting Schedule Tab 9
- L. Consideration of 2024-2025 Goals & Objectives Report Tab 10
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Sitex Aquatics Report Tab 11
 - D. Field Inspection Services Report Tab 12
 - E. District Manager..... Tab 13
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

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

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Prosperity Lakes Community Development District was held on **Thursday, May 22, 2025, at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Chris Hall	Assistant Secretary
Ben Gainer	Assistant Secretary
Charlie Peterson	Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company. Inc
KC. Hopkinson	District Counsel, Straley, Robin & Vericker
Jeb Mulock	District Engineer, ZNS Engineering (via phone)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Wallace called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding fountains, signs lights and assessments.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

May 22, 2025 - Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting Held
on April 24, 2025**

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on April 24, 2025, as presented, for Prosperity Lakes Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April
2025**

On a motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for April 2025 (\$71,978.14), for Prosperity Lakes Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2025-2026
Proposed Budget**

Ms. Wallace presented the Fiscal Year 2025-2026 Proposed Budget to the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04;
Approving Fiscal Year 2025-2026
Proposed Budget & Setting Public
Hearing**

On a motion by Ms. Evans, seconded by Mr. Peterson, the Board unanimously approved Resolution 2025-04; Approving Fiscal Year 2025-2026 Proposed Budget and Setting Public Hearing for July 24, 2025, at 11:00 a.m. at the Harrison Ranch Clubhouse at 5755 Harrison Ranch Blvd., Parrish, Florida 34219, for Prosperity Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Sitex Midge Fly
Treatment Proposal**

On a motion by Ms. Evans, seconded by Mr. Hall, the Board unanimously ratified Sitex Midge Fly Treatment proposal, District Counsel will prepare a formal agreement, for Prosperity Lakes Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of GIG Fiber Agreement

On a motion by Ms. Evans, seconded by Mr. Peterson, the Board unanimously approved the GIG Fiber Agreement for 24 Solar Streetlights Phase II-A-1 and II-A-2, for Prosperity Lakes Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No Report.

C. Sitex Aquatics Report

There was no discussion on the report submitted by Sitex Aquatics.

D. Landscape Maintenance

No report this month. Prosperity Lakes CDD will receive credit for this month. Mr. Toborg will call Ms. Evans.

E. District Manager

Ms. Wallace advised that the next meeting date is June 26, 2025, at 11:00 a.m.

Ms. Wallace stated the Manatee County registered voter count is 338 as of April 15, 2025.

Ms. Wallace presented the website compliance report to the Board.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a motion by Ms. Evans by Mr. Gainer, the Board unanimously approved to adjourn the meeting at 11:20 a.m., for Prosperity Lakes Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$73,581.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Drilling Solutions, LLC	100330	i6730	Monthly Well Inspections 05/25	\$ 720.00
GHS Environmental LLC	100327	2025-313	Monthly Meter Reading 04/25	\$ 250.00
Gig Fiber, LLC	100331	4484	Street Light Lease Ph 2A 4A 05/25	\$ 2,450.00
Gig Fiber, LLC	100331	4485	Solar Lights Ph 2B 4B 05/25	\$ 1,850.00
Gig Fiber, LLC	100331	4486	Solar Lights Mail kiosk 05/25	\$ 154.50
Gig Fiber, LLC	100331	4487	Solar Lights Ph 1A 05/25	\$ 3,656.50
Gig Fiber, LLC	100331	4488	Solar Lights Ph 1B 05/25	\$ 3,141.50
Manatee County Utilities Department	20250520-1	100226217 4/25	13685 Prosperity Lakes Blvd. 04/25	\$ 63.79
Manatee County Utilities Department	20250520-1	100227753 4/25	12750 Lily Quartz Loop 04/25	\$ 499.81
Peace River Electric Cooperative, Inc.	100328	PREC Electric Summary 04/25	PREC Electric Summary 04/25	\$ 4,068.94
Rizzetta & Company, Inc.	100326	INV0000098915	District Management Fees 5/25	\$ 5,466.67
Sitex Aquatics, LLC	100332	10000-B	Aquatic Maintenance 05/25	\$ 7,780.00

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100333	SA-11423	Irrigation repair 04/25	\$ 815.00
Steadfast Contractors Alliance, LLC	100333	SA-11754	Landscape Maintenance 05/25	\$ 31,879.50
Steadfast Contractors Alliance, LLC	100333	SA-11967	Monument sign lighting repair 05/25	\$ 6,320.00
Straley Robin Vericker	100329	26483	General Legal services 04/25	<u>\$ 4,465.00</u>
Report Total				<u>\$ 73,581.21</u>



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Prosperity Lakes Well Inspections
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Ship to
Prosperity Lakes Well Inspections
c/o Rizzetta and Company Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Work Order #: 14759

Transaction Date: 5/20/2025

Terms: Net 30

Invoice Due Date: 6/19/2025

Invoice #: i6730

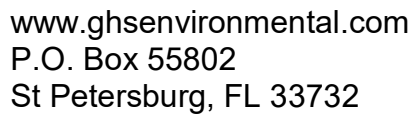
Item	Description	Quantity	Price	Amount
Monthly Inspections	Monthly Well Inspections for the Primary and Pilot pumps at Prosperity Lakes 1A & 1B (May 2025)	1	\$720.00	\$720.00

Subtotal: \$720.00

Total: \$720.00

Balance Due: \$720.00

RECEIVED
05/20/2025



Date: 4/30/2025
Invoice #: 2025-313

RECEIVED
05/01/25

Due Date	Service Date:
5/30/2025	April 2025

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$250.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$250.00

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4484
Invoice Date: 05/01/25
Amount Due: \$2,450.00

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Due Date
05/31/25

RECEIVED
05/07/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2A - 4A_May 2025	49	\$50.00	\$2,450.00

Subtotal:	\$2,450.00
Sales Tax:	\$0.00
Total:	\$2,450.00
Payments:	\$0.00
Amount Due:	\$2,450.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4485
Invoice Date: 05/01/25
Amount Due: \$1,850.00

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

RECEIVED
05/07/25

Due Date
05/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2B - 4B_May 2025	37	\$50.00	\$1,850.00

Subtotal:	\$1,850.00
Sales Tax:	\$0.00
Total:	\$1,850.00
Payments:	\$0.00
Amount Due:	\$1,850.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4486
Invoice Date: 05/01/25
Amount Due: \$154.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Due Date
05/31/25

RECEIVED
05/07/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Mail Kiosk, 2nd Amendment_May 2025	3	\$51.50	\$154.50

Subtotal:	\$154.50
Sales Tax:	\$0.00
Total:	\$154.50
Payments:	\$0.00
Amount Due:	\$154.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4487
Invoice Date: 05/01/25
Amount Due: \$3,656.50

RECEIVED
05/07/25

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Due Date
05/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2023 Amendment - Phase 1A_May 2025	71	\$51.50	\$3,656.50

Subtotal:	\$3,656.50
Sales Tax:	\$0.00
Total:	\$3,656.50
Payments:	\$0.00
Amount Due:	\$3,656.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	4488
Invoice Date:	05/01/25
Amount Due:	\$3,141.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Due Date
05/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Phase 1B_May 2025	61	\$51.50	\$3,141.50

RECEIVED
05/07/25

Subtotal:	\$3,141.50
Sales Tax:	\$0.00
Total:	\$3,141.50
Payments:	\$0.00
Amount Due:	\$3,141.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
13685 PROSPERITY LAKES BLVD

Amount Due	\$63.79
Please Pay By	20-May-2025
Account Number	100226217

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70420428				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/20	8941	04/21	8941	0 kgal

Important Information

- Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details		Service Period 03/20 - 04/21 (33 Days)
Auto Flush Permanent (Meter # 70420428) (03/20 - 04/21)		
Auto Flush Base Rate	1 month(s) x \$63.79	\$63.79
Total New Charges		\$63.79
Total Amount Due		\$63.79

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **N16FCNI9** (do not share this code)

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

SERVICE ADDRESS	13685 PROSPERITY LAKES BLVD
ACCOUNT NUMBER	100226217
BILLING DATE	29-Apr-2025
DUE DATE	20-May-2025
TOTAL AMOUNT DUE	\$63.79

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100226217Z000000063790000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
12750 LILY QUARTZ LOOP

Amount Due	\$499.81
Please Pay By	20-May-2025
Account Number	100227753


Account Summary	
Previous Amount Due	\$463.24
Payments Received	-\$463.24
Balance Forward	\$0.00
Contract Charges	\$499.81
Total Amount Due	\$499.81

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449666				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption
03/19	7051 *	04/16	8741 *	169 kgal
* Indicates an estimated read				

Important Information	
<ul style="list-style-type: none">Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101	

Charge Details		Service Period 03/19 - 04/16 (29 Days)
Auto Flush Permanent (Meter # 70449666) (03/19 - 04/16)		
Auto Flush Base Rate	1 month(s) x \$63.79	\$63.79
Auto Flush Consumption	169 kgal x \$2.58	\$436.02
Total New Charges		\$499.81
Total Amount Due		\$499.81

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **7JR6HKRG** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	12750 LILY QUARTZ LOOP
	ACCOUNT NUMBER	100227753
	BILLING DATE	29-Apr-2025
	DUE DATE	20-May-2025
	TOTAL AMOUNT DUE	\$499.81
ADDRESSEE:		AMOUNT PAID
		MAKE CHECKS PAYABLE TO MCUD

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100227753Z000004998100000000

**Prosperity Lakes CDD
Peace River Electric Cooperative, Inc.**

3/30/25-4/29/25

Statement Date: 05/06/25

Due Date 5/27/25

RECEIVED
05/15/25

<u>Acct #</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
205086001	11865 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 1,572.97
205086002	13310 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 1,884.92
205086003	12125 Prosperity Lakes Blvd Entry Monument	1-53100-4301	\$ 42.77
205086004	12848 Ft Hamer Rd Monument/Fountain	1-53100-4301	\$ 251.74
205086005	13685 Prosperity Lakes Blvd Monument/Fountain	1-53100-4301	\$ 316.54

TOTAL **\$ 4,068.94**

001-53100-4318 \$ 3,457.89
001-53100-4301 \$ 611.05

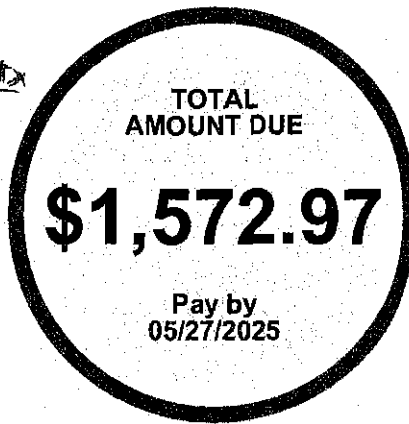
\$ 4,068.94



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage Website 800-282-3824 24/7
www.presco.coop

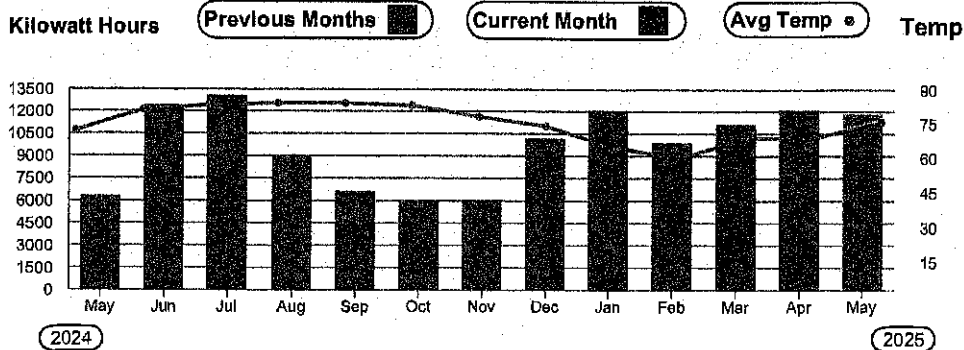


PROSPERITY LAKES CDD
 Bill Date 05/06/2025
 Account # 205086001
 Member # 210206

RECEIVED
 MAY 15 2025

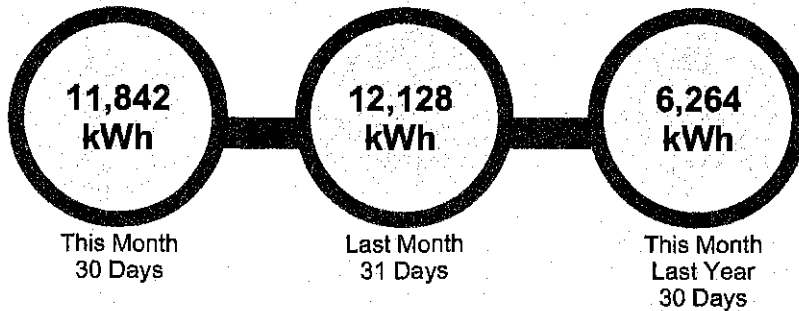
BY:

Monthly Energy Use

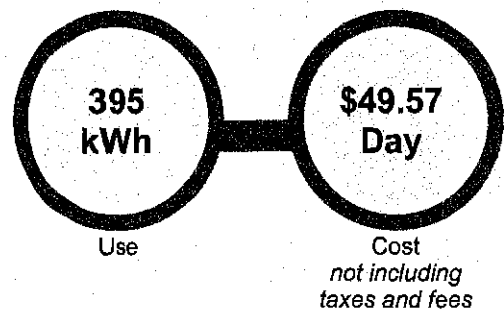


Detailed usage information is available on the SmartHub App or www.presco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086001
 Service Address 11865 PROSPERITY LAKES BLVD

Total Amount Due \$1,572.97
 Pay by 05/27/2025



2951 0 MB 0.622
 PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2951
 C-10

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



110260205086001000157297000162016050620251

Account
205086001

Service Address
11865 PROSPERITY LAKES BLVD

Service Description
PUMP

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
934236630	03/30/2025	04/29/2025	170,780	182,622	1.0	11,842	57.828
Account Summary				Current Charges			
Previous Balance			\$1,582.35	Facilities Use Charge			GSD-S \$110.00
Payment(s) Made			-\$1,582.35	Energy Charge			11,842 kWh @ 0.083 \$982.89
Balance Forward			\$0.00	CPA			11,842 kWh @ -0.009 -\$106.58
Current Charges			\$1,572.97	Billed Demand			57.828 kW @ 8.660 \$500.79
Total Amount Due			\$1,572.97	Property Tax Recovery Fee			\$46.55
				Gross Receipts Tax			\$39.32
				Total Current Charges			\$1,572.97
				Total Amount Due			\$1,572.97



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee! Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602050860012

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/receipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



PROSPERITY LAKES CDD

Bill Date 05/06/2025
 Account # 205086002
 Member # 210206

TOTAL
AMOUNT DUE

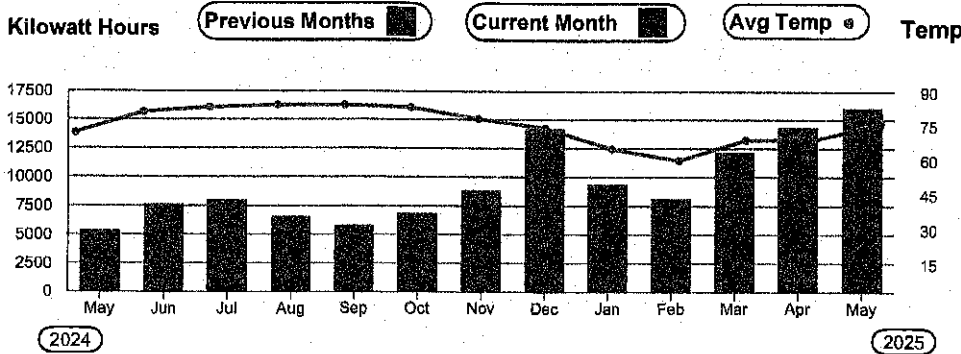
\$1,884.92

Pay by
05/27/2025

RECEIVED
MAY 15 2025

BY:

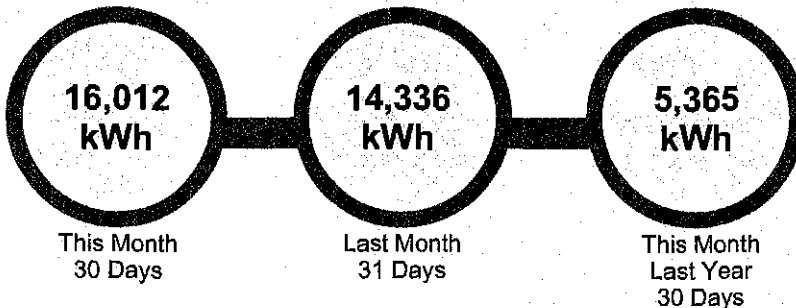
Monthly Energy Use



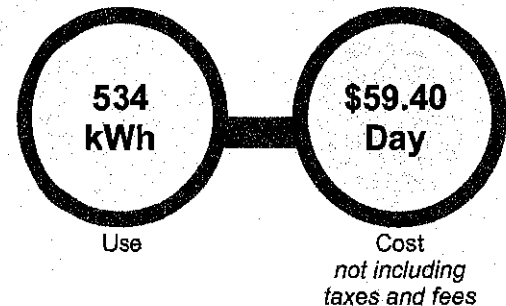
Detailed usage information is available on the SmarHub App or www.preco.coop

Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2024, \$3,523.60 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$4,074.86.

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086002
 Service Address 13310 PROSPERITY LAKES BLVD

Total Amount Due \$1,884.92

Pay by 05/27/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086002000188492000194147050620250

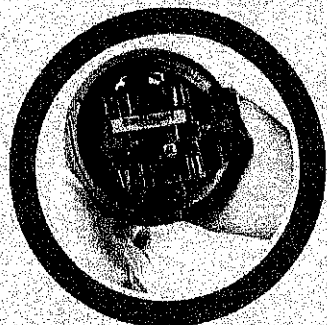
Account
205086002

Service Address
13310 PROSPERITY LAKES BLVD

Service Description
PUMP

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
934236636	03/30/2025	04/29/2025	168,312	184,324	1.0	16,012	56.25
Account Summary				Current Charges			GSD-S
Previous Balance			\$1,751.54	Facilities Use Charge			\$110.00
Payment(s) Made			-\$1,751.54	Energy Charge			\$1,329.00
Balance Forward			\$0.00	CPA			16,012 kWh @ -0.009
Current Charges			\$1,884.92	Billed Demand			56.250 kW @ 8.660
Total Amount Due			\$1,884.92	Property Tax Recovery Fee			\$55.78
				Gross Receipts Tax			\$47.12
				Total Current Charges			\$1,884.92
				Total Amount Due			\$1,884.92



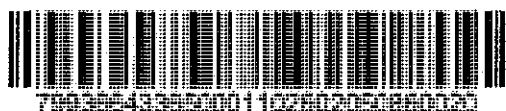
SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



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.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage Website 800-282-3824 24/7
www.presco.coop



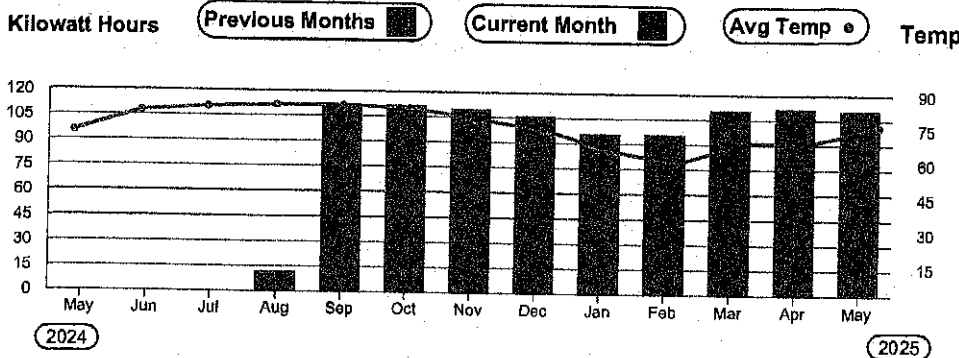
TOTAL AMOUNT DUE
\$42.77
 Pay by 05/27/2025

PROSPERITY LAKES CDD
 Bill Date 05/06/2025
 Account # 205086003
 Member # 210206

RECEIVED
 MAY 15 2025

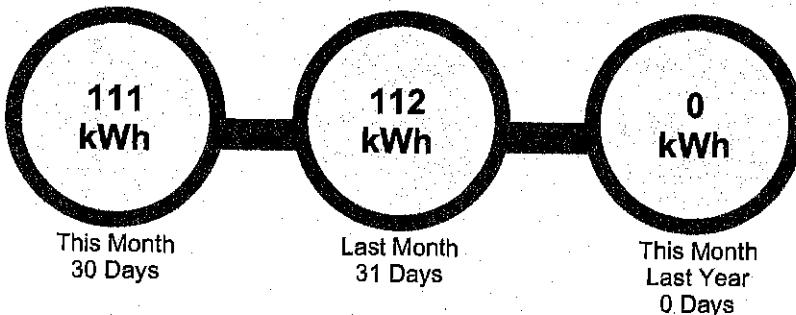
BY:

Monthly Energy Use

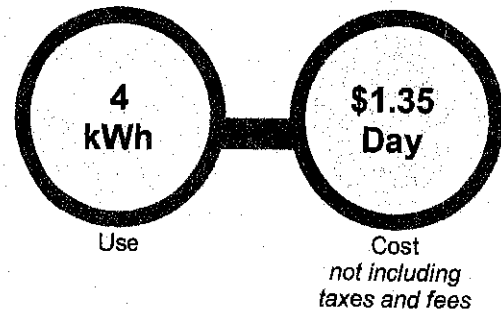


Detailed usage information is available on the SmartHub App or www.presco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086003
 Service Address 12125 PROSPERITY LAKES BLVD

Total Amount Due \$42.77
 Pay by 05/27/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086003000004277000005277050620250

Board District
1

SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee. Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/



799366433650001102602050860038

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.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR



Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precocoop



PROSPERITY LAKES CDD

Bill Date 05/06/2025
 Account # 205086004
 Member # 210206

TOTAL
AMOUNT DUE

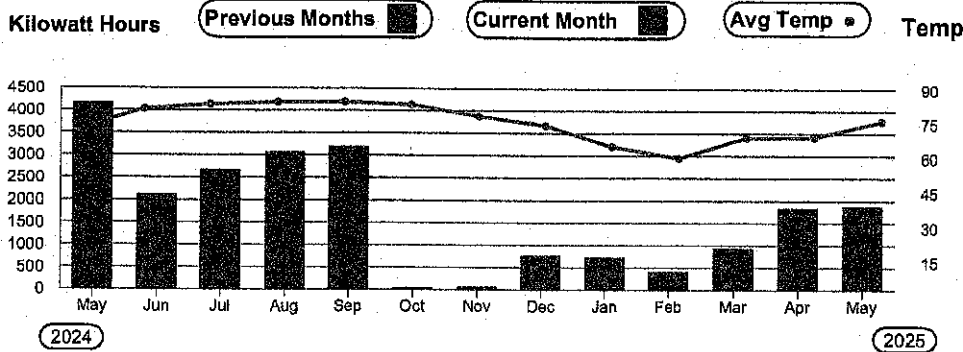
\$251.74

Pay by
05/27/2025

RECEIVED
MAY 15 2025

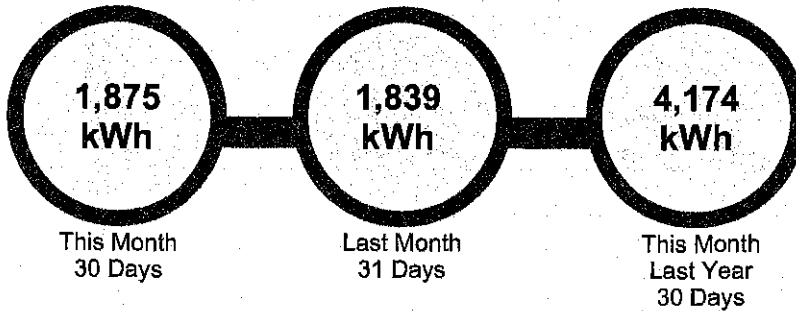
BY:

Monthly Energy Use

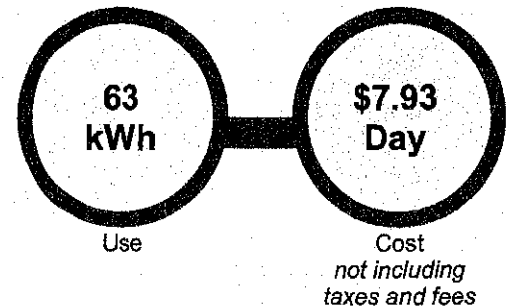


Detailed usage information is available on the SmarHub App or www.precocoop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086004
 Service Address 12848 FT HAMER RD

Total Amount Due \$251.74
Pay by 05/27/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086004000025174000026174050620251

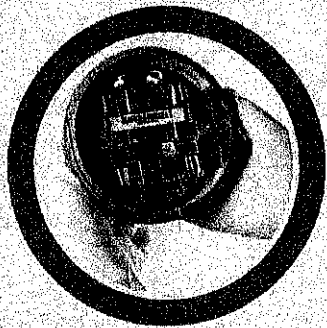
Account
205086004

Service Address
12848 FT HAMER RD

Service Description
ENTRY MONUMENT/FOUNTAIN

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38699067	03/30/2025	04/29/2025	35,169	37,044	1.0	1,875	3.17
Account Summary					Current Charges		
Previous Balance			\$245.54	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$245.54	Energy Charge			1,875 kWh @ 0.121 \$226.88
Balance Forward			\$0.00	CPA			1,875 kWh @ -0.009 -\$16.88
Current Charges			\$251.74	Property Tax Recovery Fee			\$7.45
Total Amount Due			\$251.74	Gross Receipts Tax			\$6.29
				Total Current Charges			\$251.74
				Total Amount Due			\$251.74



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



79936643365000110240215000046

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.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



PROSPERITY LAKES CDD
 Bill Date 05/06/2025
 Account # 205086005
 Member # 210206

**TOTAL
AMOUNT DUE**
\$316.54
 Pay by
 05/27/2025

RECEIVED
 MAY 15 2025

BY:

Monthly Energy Use

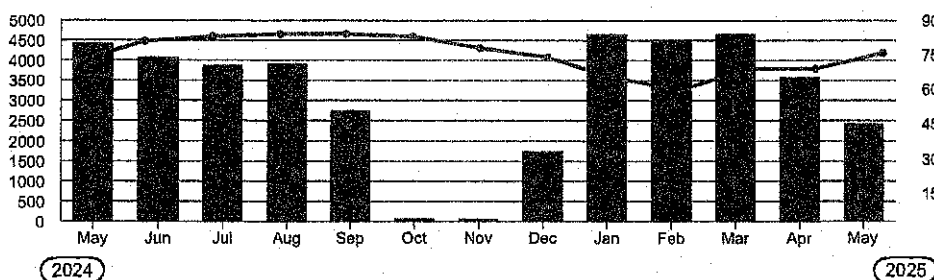
Kilowatt Hours

Previous Months

Current Month

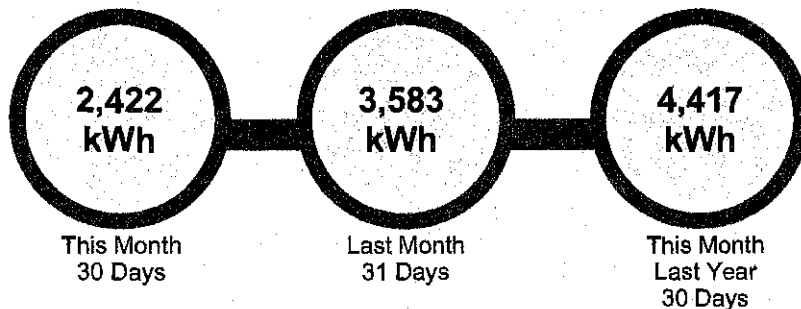
Avg Temp

Temp

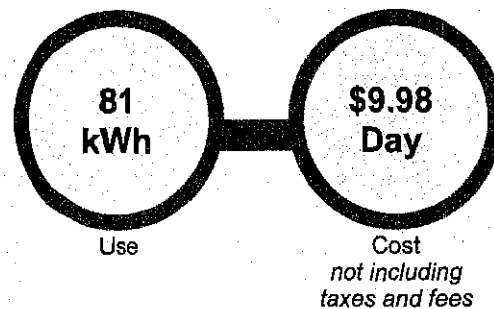


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086005
 Service Address 13685 PROSPERITY LAKES BLVD

Total Amount Due \$316.54
 Pay by 05/27/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



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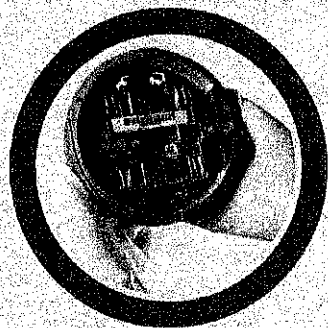
Account
205086005

Service Address
13685 PROSPERITY LAKES BLVD

Service Description
ENTRY MONUMENT/FOUNTAIN

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33260266	03/30/2025	04/29/2025	52,936	55,358	1.0	2,422	3.6
Account Summary				Current Charges			
Previous Balance			\$450.29	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$450.29	Energy Charge			2,422 kWh @ 0.121 \$293.06
Balance Forward			\$0.00	CPA			2,422 kWh @ -0.009 -\$21.80
Current Charges			\$316.54	Property Tax Recovery Fee			\$9.37
Total Amount Due			\$316.54	Gross Receipts Tax			\$7.91
				Total Current Charges			\$316.54
				Total Amount Due			\$316.54



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602050860053

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



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

Invoice

Date	Invoice #
5/2/2025	INV0000098915

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Tampa FL 33614

RECEIVED
04/29/25

Services for the month of	Terms	Client Number
May	Upon Receipt	00564

[illegible]

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219 USA
8135642322
office@sitexaquatics.com

Invoice

BILL TO
Prosperity Lakes CDD Rizzetta & Company 3434 Coldwell Ave Tampa, FL 33614

RECEIVED
05/01/25

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10000-B	05/01/2025	\$7,780.00	05/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance: 32 waterways- twice a month	1	2,900.00	2,900.00
	Aquatic Maintenance	Monthly Lake Maintenance: 36 waterways- twice a month	1	4,175.00	4,175.00
	Aquatic Maintenance	Drainage waterways	1	205.00	205.00
	Additional Services	Trash Pick-Up	1	500.00	500.00

SUBTOTAL	7,780.00
TAX	0.00
TOTAL	7,780.00
BALANCE DUE	\$7,780.00



INVOICE

DATE	DUE	INVOICE #
4/25/2025	5/25/2025	SA-11423

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1118 Prosperity Lakes

DATE	DESCRIPTION	QTY	RATE	AMOUNT
4/18/2025	Prosperity 1B extension on Prosperity Lakes Blvd. between Blue Diamond and Empress Jewel. Concrete company was repairing certain sections of the existing walkway. They used a skid steering tractor and drove over an existing valve box causing the irrigation main line pipes to break. Irrigation techs repaired the damage.	1.00	815.00	815.00

TOTAL	815.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	815.00



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
5/1/2025	SA-11754

RECEIVED
05/01/25

Please make all Checks payable to:
Steadfast Alliance

Bill To

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship To

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish, FL 34219

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1118 Prosperity Lakes
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Prosperity Lakes CDD for the month dated on this invoice.				
	Phase 1A				
1	Landscape Maintenance		10,426.15		10,426.15
1	Water Manager		924.00		924.00
1	Irrigation Management		1,200.00		1,200.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		887.55		887.55
1	Landscape Maintenance - Ft Hammer Extension		700.00		700.00
	Phase 1B				
1	Landscape Maintenance		6,950.77		6,950.77
1	Irrigation Management		616.00		616.00
1	Water Manager		800.00		800.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		591.70		591.70
	Phase 2				
1	Landscape Maintenance @ 100% Billing		7,875.00		7,875.00
1	Irrigation Management		700.00		700.00
1	Fertilization and Pesticide Program		208.33		208.33

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$31,879.50
Payments/Credits	\$0.00
Balance Due	\$31,879.50



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
5/6/2025	SA-11967

Bill To

Prosperity Lakes CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

RECEIVED
05/06/25

Please make all Checks payable to:
Steadfast Alliance

Ship To

SCA04736
Prosperity Lakes Monument Lighting Repair

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SCA04736 Prosperity Lakes Monument Li...
Quantity	Description		Rate	Serviced Date	Amount
1	Lighting Repair - Replace LED lights at 5 letters on 2 monument signs. Additional lights will be ordered for backstock, for future replacements as needed.		6,320.00		6,320.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$6,320.00
Payments/Credits	\$0.00
Balance Due	\$6,320.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Prosperity Lakes CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

May 06, 2025

Client: 001574

Matter: 000001

Invoice #: 26483

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

RECEIVED
05/06/25

SERVICES

Date	Person	Description of Services	Hours	Amount
4/3/2025	KCH	REVIEW ONE-TIME PROPOSAL FROM SITEX FOR MIDGE FLY TEATMENT; EMAILS WITH D.WALLACE REGARDING SAME.	0.2	\$65.00
4/4/2025	KCH	REVIEW FINANCIALS FOR MARCH 31, 2025.	0.4	\$130.00
4/10/2025	JMV	REVIEW EMAILS RE: CONVEYANCE OF CDD COMMON AREA TRACTS; REVIEW PROPERTY INFORMATION REPORTS; DRAFT EMAIL TO A. VERNACE.	1.8	\$675.00
4/10/2025	AM	PROCEEDED, RECEIVED AND REVIEWED DOCUMENTS RE HOMEOWNERS ASSOCIATION.	0.3	\$52.50
4/10/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW DEEDS AND PLATS ASSOCIATED WITH TRACTS 1006 AND 1007; DISCUSS SAME WITH J.VERICKER; PREPARE SPECIAL WARRANTY DEEDS FOR TRACT 1007 - STRIP AND TRACT 1006 - STRIP FROM CDD TO MILLROSE PROPERTIES FLORIDA, LLC; SEND TO D.WALLACE FOR INCLUSION IN APRIL BOS MEETING AGENDA.	1.6	\$520.00
4/15/2025	KCH	DISCUSS WATER MANAGEMENT PROGRAM WITH L.CAMPAGNA.	0.3	\$97.50
4/16/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW CONSTRUCTION ACCESS REQUEST FROM 11714 LILAC PEARL LANE AND REVIEW ASSOCIATED PLATS.	0.9	\$292.50
4/17/2025	KCH	PREPARE TEMPORARY CONSTRUCTION ACCESS AGREEMENT FOR 11714 LILAC PEARL LANE FOR BOS REVIEW.	1.1	\$357.50
4/21/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00

May 06, 2025

Client: 001574

Matter: 000001

Invoice #: 26483

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2025	KCH	REVIEW RESOLUTION APPROVING PROPOSED BUDGET AND SETTING A PUBLIC HEARING.	0.3	\$97.50
4/24/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE ADDENDUM FOR SITEX FOR TRASH DEBRIS REMOVAL; PREPARE ADDENDUM FOR SITEX FOR ADDITIONAL MAINTENANCE; PREPARE SERVICE AGREEMENT FOR MULCH REPLENISHMENT.	4.6	\$1,495.00
4/25/2025	JMV	REVIEW STREET LIGHT INSURANCE ISSUES.	0.6	\$225.00
4/25/2025	KCH	REVIEW ACCESS REQUEST, PLATS, AND OWNERSHIP RELATING TO 12105 VIOLET JASPER DRIVE AND TRACT 1001 OF PLAT FOR PROSPERITY LAKES PHASE II SUBPHASES II-A-1 & II-A-2; EMAILS WITH D.WALLACE AND K.EVANS REGARDING SAME; PREPARE UPDATED MASTER AGREEMENT FOR SITEX AND REVIEW UPDATED MAINTENANCE MAP.	1.3	\$422.50
Total Professional Services			13.6	\$4,465.00
Total Services			\$4,465.00	
Total Disbursements			\$0.00	
Total Current Charges				\$4,465.00
Previous Balance				\$2,252.50
Less Payments				(\$2,252.50)
PAY THIS AMOUNT				\$4,465.00

Please Include Invoice Number on all Correspondence

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures June 2025 For Board Approval

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

The total items being presented: **\$87,594.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin D Gainer	100335	BG052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Charles Peterson	100336	CP052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Christopher James Hall	100337	CH052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
GHS Environmental LLC	100345	2025-370	Monthly Meter Readings 05/25	\$ 250.00
Gig Fiber, LLC	100346	4656	Street Light Lease Ph 2A 4A 06/25	\$ 2,523.50
Gig Fiber, LLC	100346	4657	Solar Lights Ph 2B 4B 06/25	\$ 1,905.50
Gig Fiber, LLC	100346	4658	Solar Lights Mail Kiosk 06/25	\$ 154.50
Gig Fiber, LLC	100346	4659	Solar Lights Ph 1A 06/25	\$ 3,656.50
Gig Fiber, LLC	100346	4660	Solar Lights Ph 1B 06/25	\$ 3,141.50
Kelly Evans	100338	KE052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Lori Campagna	100339	LC052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Manatee County Utilities Department	100349	100227752 6/25	11865 Prosperity Lakes Blvd 05/25	\$ 194.14

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	20250620-1	100227753 1/5	12750 Lily Quartz Loop 05/25	\$ 544.96
Manatee County Utilities Department	20250620-1	100229234 1/5	12505 FT Hamer Rd 05/25	\$ 2,687.64
Manatee County Utilities Department	20250620-1	100242373 1/5	13155 Shimmering Amethyst CT 05/25	\$ 30.00
Peace River Electric Cooperative, Inc.	100342	PREC Electric Summary 05/25	PREC Electric Summary 05/25	\$ 4,416.20
Rizzetta & Company, Inc.	100334	INV0000099692	District Management Fees 06/25	\$ 5,466.67
Sitex Aquatics, LLC	100340	9928-B	Pond Larvicide Service 04/25	\$ 304.00
Sitex Aquatics, LLC	100347	10117-B	Aquatic Maintenance 06/25	\$ 8,624.00
Steadfast Contractors Alliance, LLC	100341	SA-12170	Mulch Replenishment 05/25	\$ 15,000.00
Steadfast Contractors Alliance, LLC	100344	SM-14411	Irrigation Repair 01/25	\$ 724.96
Steadfast Contractors Alliance, LLC	100348	SA-12522	Irrigation Repairs 05/25	\$ 349.88
Steadfast Contractors Alliance, LLC	100348	SA-12536	Landscape Maintenance -Phase 1A & 1B 06/25	\$ 31,879.50

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100348	SA-12912	Irrigation repair 06/25	\$ 595.00
Straley Robin Vericker	100343	26643	Legal Services 05/25	\$ 3,815.70
The Observer Group, Inc.	100350	25-00965M	Legal Advertising 06/25	\$ 251.56
The Observer Group, Inc.	100350	25-00995M	Legal Advertising 06/25	<u>\$ 78.75</u>
Report Total				<u>\$ 87,594.46</u>

Prosperity Lakes
Meeting Date: May 22, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Kelly Evans	<input checked="" type="checkbox"/>	KE052225
Ben Gainer	<input checked="" type="checkbox"/>	BG052225
Chris Hall	<input checked="" type="checkbox"/>	CH052225
Lori Campagna	<input checked="" type="checkbox"/>	LC052225
Charlie Peterson	<input checked="" type="checkbox"/>	CP052225

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
05/23/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00 am
Meeting End Time:	11:20
Total Meeting Time:	20 min

Time Over _____ (?) Hours:

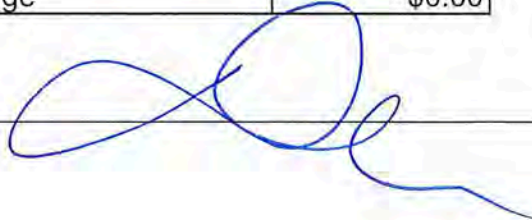
Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 6/3/2025
Invoice #: 2025-370

To:

Prosperity Lakes CDD
c/o Rizzetta and Company
3434 Colwell Ave # 200
Tampa, FL 33614

Project: Prosperity Lakes Meter
Proposal #: 24-155;2025
P.O. #:

Due Date	Service Date:
7/3/2025	May 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	41.67%	250.00
			RECEIVED 06/03/25

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$250.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$250.00

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	4656
Invoice Date:	06/01/25
Amount Due:	\$2,523.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

RECEIVED
06/05/25

Due Date
07/01/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2A - 4A_June 2025	49	\$51.50	\$2,523.50

Subtotal:	\$2,523.50
Sales Tax:	\$0.00
Total:	\$2,523.50
Payments:	\$0.00
Amount Due:	\$2,523.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



RECEIVED
06/05/25

Invoice #: 4657
Invoice Date: 06/01/25
Amount Due: \$1,905.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

Due Date
07/01/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2B - 4B_June 2025	37	\$51.50	\$1,905.50

Subtotal:	\$1,905.50
Sales Tax:	\$0.00
Total:	\$1,905.50
Payments:	\$0.00
Amount Due:	\$1,905.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4658
Invoice Date: 06/01/25
Amount Due: \$154.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

RECEIVED
06/05/25

Due Date
07/01/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Mail Kiosk, 2nd Amendment_June 2025	3	\$51.50	\$154.50

Subtotal:	\$154.50
Sales Tax:	\$0.00
Total:	\$154.50
Payments:	\$0.00
Amount Due:	\$154.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	4659
Invoice Date:	06/01/25
Amount Due:	\$3,656.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

RECEIVED
06/05/25

Due Date
07/01/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2023 Amendment - Phase 1A_June 2025	71	\$51.50	\$3,656.50

Subtotal:	\$3,656.50
Sales Tax:	\$0.00
Total:	\$3,656.50
Payments:	\$0.00
Amount Due:	\$3,656.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4660
Invoice Date: 06/01/25
Amount Due: \$3,141.50

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

RECEIVED
06/05/25

Due Date
07/01/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Phase 1B_June 2025	61	\$51.50	\$3,141.50

Subtotal:	\$3,141.50
Sales Tax:	\$0.00
Total:	\$3,141.50
Payments:	\$0.00
Amount Due:	\$3,141.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
11865 PROSPERITY LAKES BLVD

Amount Due	\$194.14
Please Pay By	07-Jul-2025
Account Number	100227752

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$194.14
Total Amount Due	\$194.14


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70448211				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/19	0	06/15	0	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 03/19 - 06/15 (89 Days)	
Auto Flush Temp (Meter # 70448211) (03/19 - 05/31)			
Auto Flush Base Rate	2.47 x \$63.79		\$157.35
Auto Flush Base Rate	0.5 month(s) x \$73.58		\$36.79
Total New Charges			\$194.14
Total Amount Due			\$194.14

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **JXQJQLD** (do not share this code)

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	<table><tr><td>SERVICE ADDRESS</td><td>11865 PROSPERITY LAKES BLVD</td></tr><tr><td>ACCOUNT NUMBER</td><td>100227752</td></tr><tr><td>BILLING DATE</td><td>16-Jun-2025</td></tr><tr><td>DUE DATE</td><td>07-Jul-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$194.14</td></tr></table>	SERVICE ADDRESS	11865 PROSPERITY LAKES BLVD	ACCOUNT NUMBER	100227752	BILLING DATE	16-Jun-2025	DUE DATE	07-Jul-2025	TOTAL AMOUNT DUE	\$194.14
SERVICE ADDRESS	11865 PROSPERITY LAKES BLVD										
ACCOUNT NUMBER	100227752										
BILLING DATE	16-Jun-2025										
DUE DATE	07-Jul-2025										
TOTAL AMOUNT DUE	\$194.14										
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)	<div>AMOUNT PAID</div>										
ADDRESSEE:	MAKE CHECKS PAYABLE TO MCUD										

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100227752Z00000194140000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
12750 LILY QUARTZ LOOP

Amount Due	\$544.96
Please Pay By	19-Jun-2025
Account Number	100227753

Account Summary	
Previous Amount Due	\$499.81
Payments Received	-\$499.81
Balance Forward	\$0.00
Contract Charges	\$544.96
Total Amount Due	\$544.96


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449666				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/17	8741 *	05/18	10606 *	186.5 kgal
* Indicates an estimated read				

Important Information	
<ul style="list-style-type: none">Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.	

Charge Details		Service Period 04/17 - 05/18 (32 Days)	
Auto Flush Permanent (Meter # 70449666) (04/17 - 05/18)			
Auto Flush Base Rate	1 month(s) x \$63.79		\$63.79
Auto Flush Consumption	186.5 kgal x \$2.58		\$481.17
Total New Charges			\$544.96
Total Amount Due			\$544.96

RECEIVED
06/03/25

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **7JR6HKRG** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>		<table><tr><td>SERVICE ADDRESS</td><td>12750 LILY QUARTZ LOOP</td></tr><tr><td>ACCOUNT NUMBER</td><td>100227753</td></tr><tr><td>BILLING DATE</td><td>29-May-2025</td></tr><tr><td>DUE DATE</td><td>19-Jun-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$544.96</td></tr></table>		SERVICE ADDRESS	12750 LILY QUARTZ LOOP	ACCOUNT NUMBER	100227753	BILLING DATE	29-May-2025	DUE DATE	19-Jun-2025	TOTAL AMOUNT DUE	\$544.96
SERVICE ADDRESS	12750 LILY QUARTZ LOOP												
ACCOUNT NUMBER	100227753												
BILLING DATE	29-May-2025												
DUE DATE	19-Jun-2025												
TOTAL AMOUNT DUE	\$544.96												
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		<table><tr><td>AMOUNT PAID</td><td></td></tr></table>		AMOUNT PAID									
AMOUNT PAID													
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD											

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100227753Z000005449600000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
12505 FT HAMER RD

Amount Due	\$2,687.64
Please Pay By	19-Jun-2025
Account Number	100229234

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$2,687.64
Total Amount Due	\$2,687.64


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449670				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/18	0	05/19	8909	890.9 kgal

Important Information	
<ul style="list-style-type: none">Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.	

Charge Details		Service Period 11/18 - 05/19 (183 Days)	
Auto Flush Temp (Meter # 70449670) (11/18 - 05/19)			
Auto Flush Base Rate	6.1 x \$63.79		\$389.12
Auto Flush Consumption	890.9 kgal x \$2.58		\$2,298.52
Total New Charges			\$2,687.64
Total Amount Due			\$2,687.64

RECEIVED
06/03/25

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **C9X19KSO** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	12505 FT HAMER RD
	ACCOUNT NUMBER	100229234
	BILLING DATE	29-May-2025
	DUE DATE	19-Jun-2025
	TOTAL AMOUNT DUE	\$2,687.64
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100229234200002687640000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



PROSPERITY LAKES COMMUNITY
13155 SHIMMERING AMETHYST CT

Amount Due	\$30.00
Please Pay By	19-Jun-2025
Account Number	100242373

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Other Charges	\$30.00
Total Amount Due	\$30.00


Usage Profile	(Consumption x 1000 = GAL)
No usage this period	

Important Information	
<ul style="list-style-type: none">Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.	

Charge Details	
Other Charges	
Field trip new services	\$30.00
Total New Charges	\$30.00
Total Amount Due	\$30.00

RECEIVED
06/10/25

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DE57F50N** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	13155 SHIMMERING AMETHYST CT
	ACCOUNT NUMBER	100242373
	BILLING DATE	29-May-2025
	DUE DATE	19-Jun-2025
	TOTAL AMOUNT DUE	\$30.00
	AMOUNT PAID	
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

PROSPERITY LAKES COMMUNITY DEVELOPMENT
DISTRICT AND RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

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

100242373Z000000300000000000

**Prosperity Lakes CDD
Peace River Electric Cooperative, Inc.**

04/29/25-05/29/25

Statement Date: 06/04/25

Due Date 06/25/25

RECEIVED
06/13/25

<u>Acct #</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
205086001	11865 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 1,713.08
205086002	13310 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 2,046.69
205086003	12125 Prosperity Lakes Blvd Entry Monument	1-53100-4301	\$ 42.77
205086004	12848 Ft Hamer Rd Monument/Fountain	1-53100-4301	\$ 286.69
205086005	13685 Prosperity Lakes Blvd Monument/Fountain	1-53100-4301	\$ 326.97

TOTAL \$ 4,416.20

001-53100-4318 \$ 3,759.77

001-53100-4301 \$ 656.43

\$ 4,416.20



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop



PROSPERITY LAKES CDD

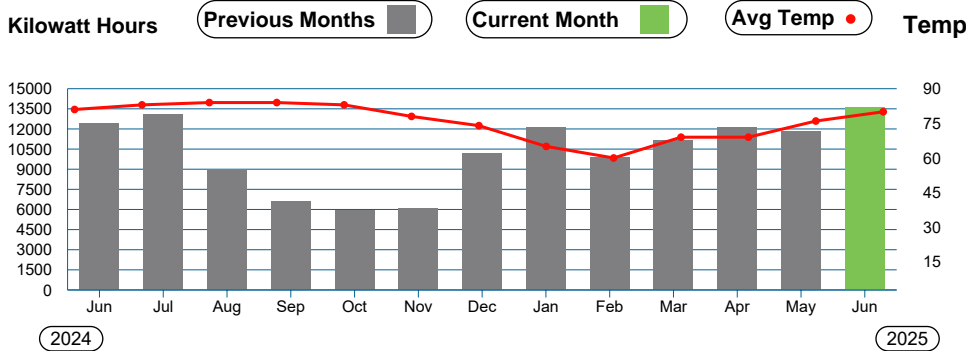
Bill Date 06/04/2025
 Account # 205086001
 Member # 210206

**TOTAL
AMOUNT DUE**

\$1,713.08

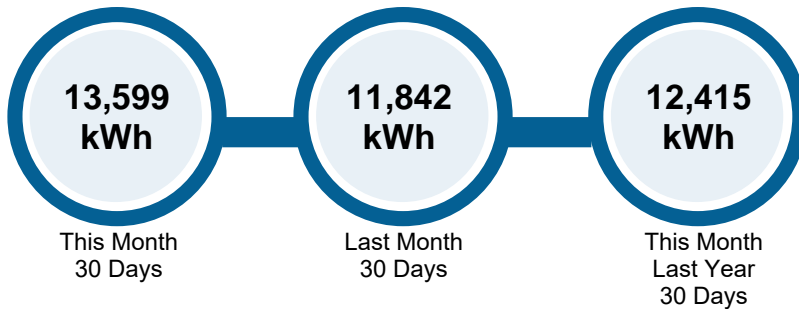
Pay by
06/25/2025

Monthly Energy Use

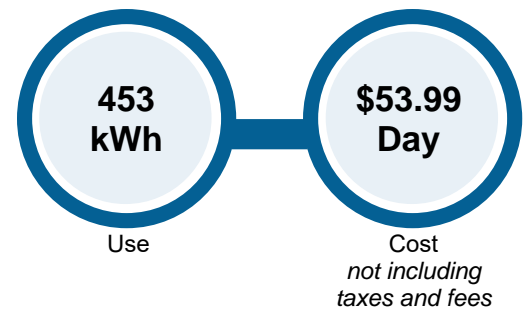


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086001
 Service Address 11865 PROSPERITY LAKES BLVD

Total Amount Due \$1,713.08
 Pay by 06/25/2025



2868 0 MB 0.622
 PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2868
 C-10

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



110260205086001000171308000176447060420255

Account 205086001	Service Address 11865 PROSPERITY LAKES BLVD	Service Description PUMP	Board District 1
-----------------------------	---	------------------------------------	----------------------------

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
934236630	04/29/2025	05/29/2025	182,622	196,221	1.0	13,599	58.11
Account Summary					Current Charges		
Previous Balance			\$1,572.97		GSD-S		
Payment(s) Made			-\$1,572.97		\$110.00		
Balance Forward			\$0.00		Energy Charge 13,599 kWh @ 0.083 \$1,128.72		
Current Charges			\$1,713.08		CPA 13,599 kWh @ -0.009 -\$122.39		
Total Amount Due			\$1,713.08		Billed Demand 58.110 kW @ 8.660 \$503.23		
					Property Tax Recovery Fee \$50.69		
					Gross Receipts Tax \$42.83		
					Total Current Charges \$1,713.08		
					Total Amount Due \$1,713.08		



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop



PROSPERITY LAKES CDD

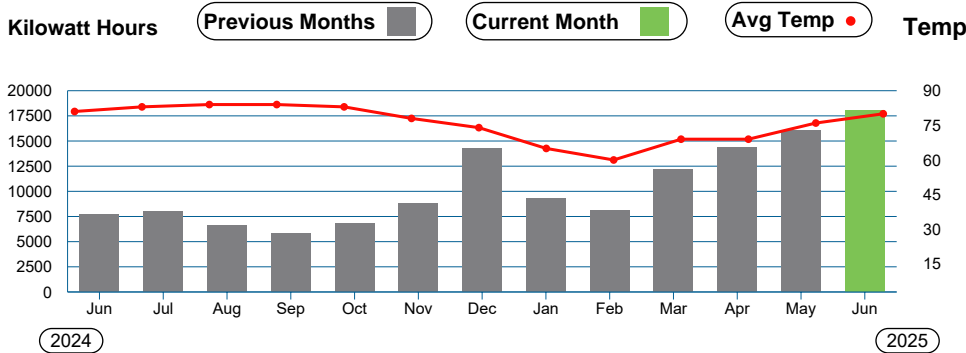
Bill Date 06/04/2025
 Account # 205086002
 Member # 210206

**TOTAL
AMOUNT DUE**

\$2,046.69

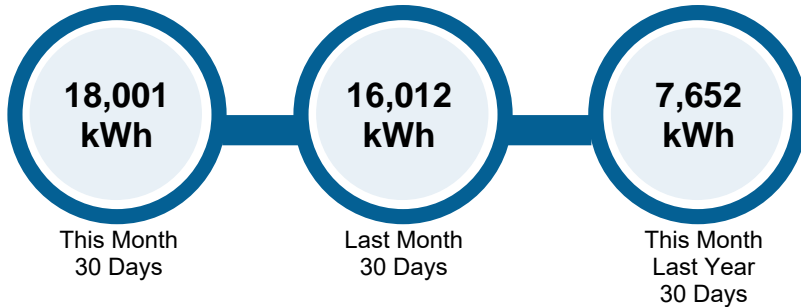
Pay by
06/25/2025

Monthly Energy Use

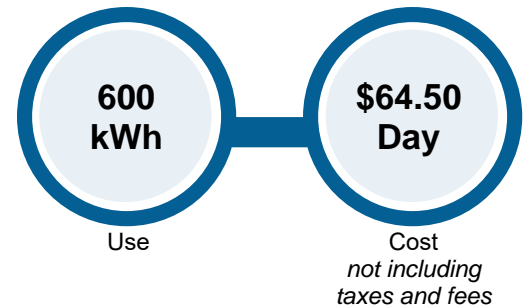


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086002
 Service Address 13310 PROSPERITY LAKES BLVD

Total Amount Due \$2,046.69
 Pay by 06/25/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086002000204669000210809060420252

Account 205086002	Service Address 13310 PROSPERITY LAKES BLVD	Service Description PUMP	Board District 1
-----------------------------	---	------------------------------------	----------------------------

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
934236636	04/29/2025	05/29/2025	184,324	202,325	1.0	18,001	56.916
Account Summary				Current Charges			
Previous Balance				GSD-S			
Payment(s) Made				\$110.00			
Balance Forward				\$1,494.08			
Current Charges				18,001 kWh @ 0.083			
Total Amount Due				CPA 18,001 kWh @ -0.009			
				Billed Demand 56.916 kW @ 8.660			
				Property Tax Recovery Fee			
				Gross Receipts Tax			
				Total Current Charges			
				Total Amount Due			

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602050860020

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop



PROSPERITY LAKES CDD

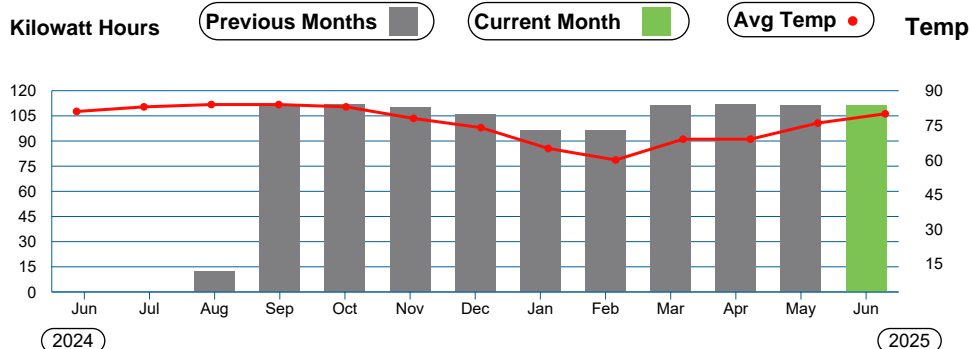
Bill Date 06/04/2025
 Account # 205086003
 Member # 210206

**TOTAL
AMOUNT DUE**

\$42.77

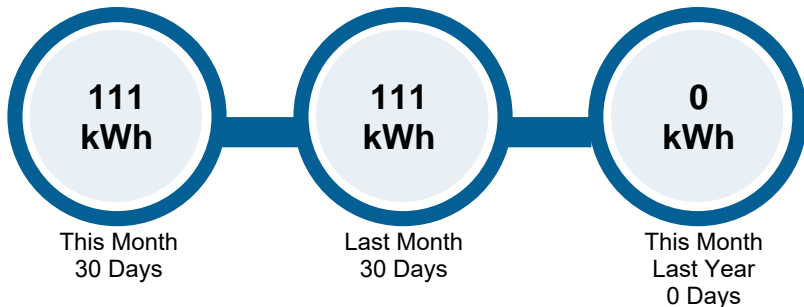
Pay by
06/25/2025

Monthly Energy Use

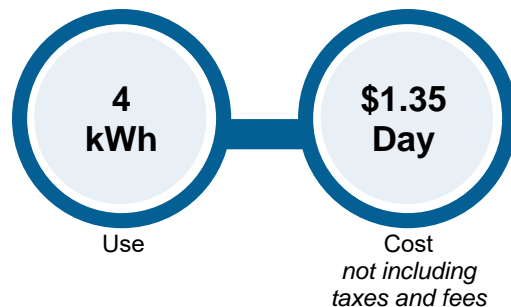


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086003
 Service Address 12125 PROSPERITY LAKES BLVD

Total Amount Due \$42.77
 Pay by 06/25/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086003000004277000005277060420252

Account 205086003	Service Address 12125 PROSPERITY LAKES BLVD	Service Description ENTRY MONUMENT	Board District 1
-----------------------------	---	--	----------------------------

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
40431259	04/29/2025	05/29/2025	978	1,089	1.0	111	0.196
Account Summary				Current Charges			
Previous Balance			\$42.77	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$42.77	Energy Charge	111 kWh @ 0.121		\$13.43
Balance Forward			\$0.00	CPA	111 kWh @ -0.009		-\$1.00
Current Charges			\$42.77	Property Tax Recovery Fee			\$1.27
Total Amount Due			\$42.77	Gross Receipts Tax			\$1.07
				Total Current Charges			\$42.77
				Total Amount Due			\$42.77

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799366433650001102602050860038

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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop



PROSPERITY LAKES CDD

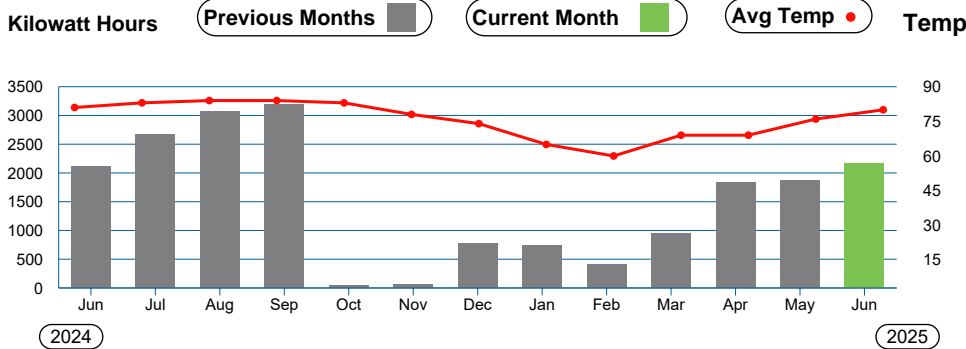
Bill Date 06/04/2025
 Account # 205086004
 Member # 210206

**TOTAL
AMOUNT DUE**

\$286.69

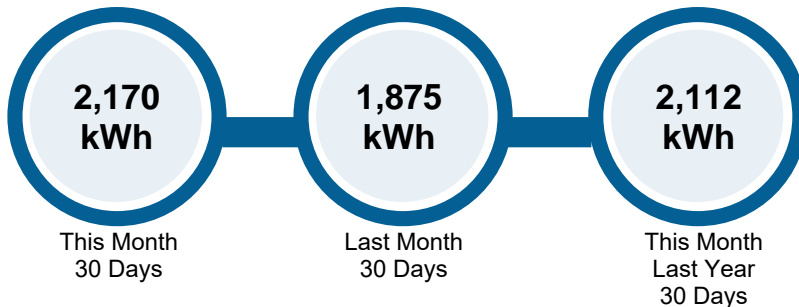
Pay by
06/25/2025

Monthly Energy Use

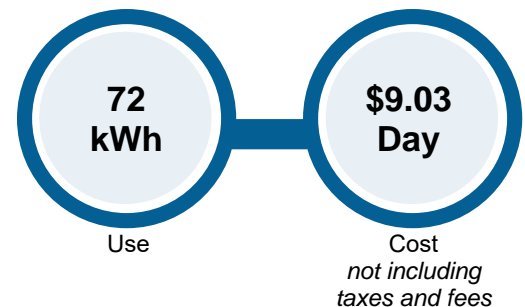


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Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086004
 Service Address 12848 FT HAMER RD

Total Amount Due \$286.69
 Pay by 06/25/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086004000028669000029669060420257

Account
205086004

Service Address
12848 FT HAMER RD

Service Description
ENTRY MONUMENT/FOUNTAIN

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38699067	04/29/2025	05/29/2025	37,044	39,214	1.0	2,170	6.46
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Total Amount Due			

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Cooperative, Inc.**

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Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop



PROSPERITY LAKES CDD

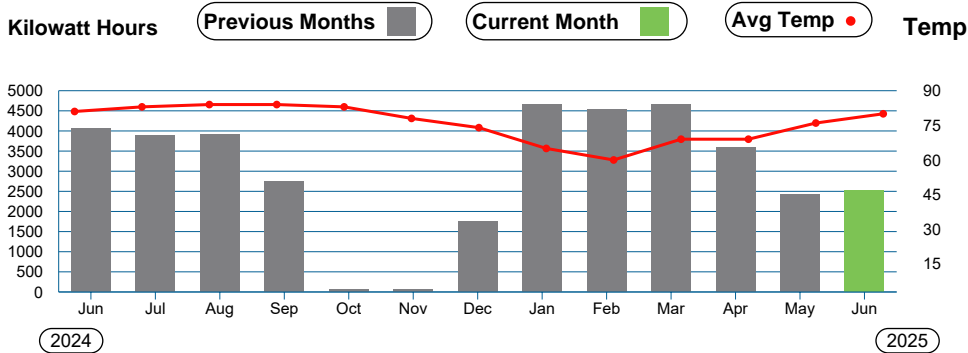
Bill Date 06/04/2025
 Account # 205086005
 Member # 210206

**TOTAL
AMOUNT DUE**

\$326.97

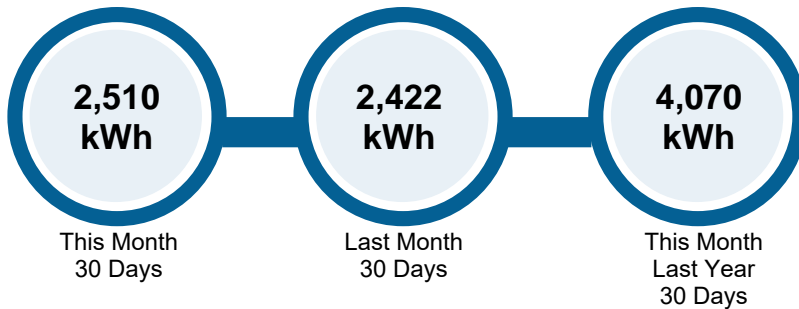
Pay by
06/25/2025

Monthly Energy Use

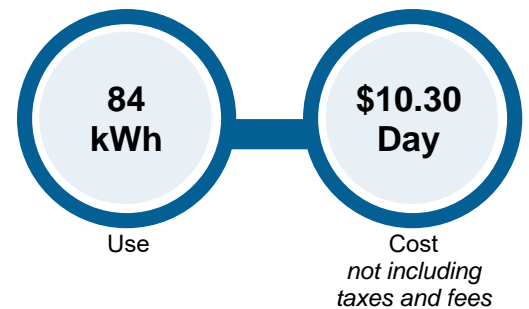


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 205086005
 Service Address 13685 PROSPERITY LAKES BLVD

Total Amount Due \$326.97
 Pay by 06/25/2025



PROSPERITY LAKES CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-0000

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



110260205086005000032697000033697060420254

Account
205086005

Service Address
13685 PROSPERITY LAKES BLVD

Service Description
ENTRY MONUMENT/FOUNTAIN

Board District
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33260266	04/29/2025	05/29/2025	55,358	57,868	1.0	2,510	6.19
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Total Amount Due			

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

Invoice

Date	Invoice #
6/2/2025	INV0000099692

RECEIVED
05/28/25

Bill To:

Prosperity Lakes CDD
3434 Colwell Avenue
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00564

[illegible]

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Prosperity Lakes CDD
Rizzetta & Company
3434 Coldwell Ave
Tampa, FL 33614

Ship to
Prosperity Lakes CDD
Rizzetta & Company
3434 Coldwell Ave
Tampa, FL 33614

RECEIVED
05/27/25

Invoice details

Invoice no.: 9928-B
Terms: Net 30
Invoice date: 04/07/2025
Due date: 05/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Larvicide	Larvicide for aquatics Midge Fly's: One-time on Pond #32	1	\$304.00	\$304.00

Total **\$304.00**

Overdue 05/07/2025

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219 USA
8135642322
office@sitexaquatics.com

Invoice

BILL TO
Prosperity Lakes CDD Rizzetta & Company 3434 Coldwell Ave Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10117-B	06/01/2025	\$8,624.00	07/01/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance: 32 waterways- twice a month	1	2,900.00	2,900.00
	Aquatic Maintenance	Monthly Lake Maintenance: 36 waterways- twice a month	1	4,175.00	4,175.00
	Aquatic Maintenance	Drainage waterways	1	205.00	205.00
	Larvicide	Monthly Larviciding for Aquatic Midge Fly's: Pond 5,8,9, & 10	1	844.00	844.00
	Additional Services	Trash Pick-Up: May	1	500.00	500.00

SUBTOTAL	8,624.00
TAX	0.00
TOTAL	8,624.00
BALANCE DUE	\$8,624.00

RECEIVED
06/02/25



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
1/21/2025	SM-14411

Please make all Checks payable to:
Steadfast Alliance

Bill To
Prosperity Lakes CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Ship To
Phase 1A & 1B Prosperity Lakes CDD 13885 US HWY 301 Parrish, FL 34219

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1118 Prosperity Lakes	
Quantity	Description			Rate	Serviced Date	Amount
	Irrigation Wet Check - During our monthly wet check, our irrigation technician encountered several issues on the property. Entrance clock: Zone 6, 2 plugged nozzles Zone 27, ripped drip tube, caused by construction damage Zone 30, broken lateral pipe, caused by construction damage Pump clock: Zone 3, 1 plugged nozzle Zone 28, 2 plugged nozzles Needed to place new lids on valve boxes with missing lids 1B clock: Zone 51, broken rotor along PLB at Blue Diamond, this has been repeatedly driven over At Corner of 301 and PLB, was a broken steel valve box cover, Tech replaced it with a new one				1/8/2025	

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total
Payments/Credits
Balance Due



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
1/21/2025	SM-14411

Please make all Checks payable to:
Steadfast Alliance

Bill To

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship To

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish, FL 34219

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1118 Prosperity Lakes
Quantity	Description	Rate	Serviced Date	Amount	
1	Irrigation parts to complete repairs Parts used: 1 - 1 1/2"x1 1/2"x 1/2" tee 4 - 1 1/2" couplings 1 - 1/2" coupling 2 - slip fixes 5" of 1/2" pipe 1- Hunter 4" rotor 1 - Steel reclaimed valve cover	127.37	1/8/2025	127.37	
3	Irrigation Labor to complete all repairs	85.00	1/8/2025	255.00	
	Irrigation Service - During a site visit, irrigation tech notice a stuck valve running on PLB across from the amenity building. Irrigation investigated to valve and found a build up of calcium in the plunger of the decoder/solenoid. The irrigation tech tried to remove all the calcium but was unable. The tech had to replace it with a new one. After installing the new decoder/solenoid, the tech reprogrammed it to the clock.		1/14/2025	0.00	
1	Irrigation Materials 1 - Rainbird SOL decoder/solenoid	172.59	1/14/2025	172.59	
2	Irrigation Labor to complete repair	85.00		170.00	

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

RECEIVED
05/29/25

Total	\$724.96
Payments/Credits	\$0.00
Balance Due	\$724.96



INVOICE

DATE	DUE	INVOICE #
5/30/2025	6/29/2025	SA-12522

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1118 Prosperity Lakes

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation techs were sent to 13241 Sunset Sapphire Ct., 34219, to locate an irrigation leak. Techs discovered a broken lateral line due to the installation of a street lamp. Techs repaired the damaged pipe. This repair is complete.			
5/13/2025	Parts used 2-1/2 coupling 1-90 1/2 1-nozzles 1-filters 6- ft water pipe	1.00	262.00	262.00
	Labor 2 techs for 1.5 hours each			
5/21/2025	Irrigation tech was sent out to an irrigaton leak on PLB at 1B side due to maintenance crew pointed out a break along PLB and Radiant Gem Trail. It looks like when they were installing the white box, they may have gone over our shrubs and broke a stub up for the drip system. Irrigation tech repaired the damaged parts with new ones and raked back all the barking and added dirt that was washed away.	1.00	87.88	87.88
	Parts used 1-3/4" x drip barb tee			
	Labor 1 hour			

RECEIVED
06/02/25

TOTAL	349.88
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	349.88



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
6/1/2025	SA-12536

Please make all Checks payable to:
Steadfast Alliance

Bill To

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship To

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish, FL 34219

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1118 Prosperity Lakes
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Prosperity Lakes CDD for the month dated on this invoice.				
	Phase 1A				
1	Landscape Maintenance		10,426.15		10,426.15
1	Water Manager		924.00		924.00
1	Irrigation Management		1,200.00		1,200.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		887.55		887.55
1	Landscape Maintenance - Ft Hammer Extension		700.00		700.00
	Phase 1B				
1	Landscape Maintenance		6,950.77		6,950.77
1	Irrigation Management		616.00		616.00
1	Water Manager		800.00		800.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds		591.70		591.70
	Phase 2				
1	Landscape Maintenance @ 100% Billing		7,875.00		7,875.00
1	Irrigation Management		700.00		700.00
1	Fertilization and Pesticide Program		208.33		208.33

RECEIVED
06/02/25

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Total	\$31,879.50
Payments/Credits	\$0.00
Balance Due	\$31,879.50



INVOICE

DATE	DUE	INVOICE #
6/17/2025	7/17/2025	SA-12912

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

BILL TO

Prosperity Lakes CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

SHIP TO

Phase 1A & 1B
Prosperity Lakes CDD
13885 US HWY 301
Parrish FL 34219

P.O. No.	Account #	Terms	Project
		Net 30	SM1118 Prosperity Lakes

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation techs were sent to 13143 Empress Jewel Trail due to a potential mainline leak. Tech came out to 13143 Empress jewel Trail and encountered flowing water coming from the lateral side of the reclaim valve. Irrigation technician was able to turn the valve off. This stopped the water from flowing out.			
	Tech dug up and removed water from area. There was a severed pipe from the steel reclaim box pressing down onto the PVC pipe. On the driveway, you can clearly see tire tracks that drove over the reclaim valve box.			
6/14/2025	Tech removed damaged area and repaired pipe. The mainline from reclaim valve to irrigation valves was flushed out. Irrigation zones were tested and sprayed correctly. Soil was added back to refill hole and sidewalk and street were cleaned of excess soil.	7.00	85.00	595.00
	Parts used 2-1" couplings 1-1" 90			
	Labor on 6-14, 4 hours 6-16, 3 hours			

TOTAL	595.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	595.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Prosperity Lakes CDD
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

June 10, 2025

Client: 001574

Matter: 000001

Invoice #: 26643

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	KCH	REVIEW PROPOSAL FROM SITEX REGARDING MIDGE FLY PROBLEM FOR FOUR 4 PONDS; EMAILS WITH A.VERNACE REGARDING TITLE REVIEW OF SLIVER DEEDS.	0.5	\$167.50
5/6/2025	CAW	REVIEW 2 TITLE REPORTS FOR PORTIONS OF TRACTS 1006 AND 1007 BEING CONVEYED BY THE DISTRICT.	0.5	\$167.50
5/6/2025	KCH	PREPARE SERVICES AGREEMENT FOR MIDGE FLY TREATMENTS FOR PONDS 5, 7, 8, 9, AND 10 WITH SITEX AQUATICS.	0.8	\$268.00
5/8/2025	JMV	REVIEW AND FILE COMMON AREA DEEDS IN COUNTY RECORDS.	0.5	\$202.50
5/8/2025	MS	RECEIVE, REVIEW, AND PROCESS SPECIAL WARRANTY DEEDS FOR TRACTS 1007 AND 1006 IN THE COUNTY E-RECORDING SYSTEM; PROCESS RECORDED SPECIAL WARRANTY DEEDS.	1.0	\$195.00
5/9/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
5/14/2025	JMV	REVIEW EMAIL FROM L. COMPAGNA; DRAFT EMAIL TO L. COMPAGNA; MEETING WITH L. COMPAGNA RE: IRRIGATION SYSTEM.	0.5	\$202.50
5/15/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET.	1.8	\$351.00
5/19/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00

June 10, 2025

Client: 001574

Matter: 000001

Invoice #: 26643

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2025	JMV	TELEPHONE CALL WITH D. D. WALLACE; REVIEW DRAFT BUDGET.	0.6	\$243.00
5/22/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW GIG FIBER AGREEMENT; PREPARE ONGOING SERVICES AGREEMENT WITH SITEXAQUATICS FOR MIDGE FLY TREATMENT SERVICES.	3.3	\$1,105.50
5/27/2025	KCH	REVIEW NOTICE OF PUBLIC HEARING ON BUDGET; REVIEW MAILED NOTICE LETTER OF BUDGET; REVIEW PROPOSED BUDGET.	0.8	\$268.00
5/30/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER AND PUBLICATION WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	\$39.00
Total Professional Services			12.9	\$3,733.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/9/2025	Simplefile E-Recording- Filing Fee- Filing Fee	\$82.20
Total Disbursements		\$82.20

Total Services	\$3,733.50
Total Disbursements	\$82.20
Total Current Charges	\$3,815.70
Previous Balance	\$4,465.00
Less Payments	(\$4,465.00)
PAY THIS AMOUNT	\$3,815.70

RECEIVED
06/10/2025

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-00965M

Date 06/20/2025

Attn:
Prosperity Lakes CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description

Amount

Serial # 25-00965M

\$251.56

Notice of Public Hearing

RE: Meeting on July 24, 2025 at 11:00am; Prosperity Lakes CDD

Published: 6/20/2025

RECEIVED
06/19/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$251.56

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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Business Observer

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

INVOICE

Legal Advertising

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Serial Number
25-00965M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on July 24, 2025 at 11:00am; Prosperity Lakes CDD

in the Court, was published in said newspaper by print in the

issues of 6/20/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

See Attached

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Prosperity Lakes CDD - Rizzetta
3434 Colwell Avenue Suite 200
Tampa, FL 33614

FILE COPY

Notice of Public Hearing and Board of Supervisors Meeting of the Prosperity Lakes Community Development District

The Board of Supervisors (the "Board") of the Prosperity Lakes Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2025, at 11:00 a.m. at Harrison Ranch Clubhouse, 3755 Harrison Ranch Blvd., Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.prosperitylakesdcd.org>, or may be obtained by contacting the District Manager's office via email at shirzadine@tzzeta.com or via phone at (813) 833-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Platted			
Townhomes	192	0.44	\$945.77
Single Family 40'	156	0.80	\$1,719.58
Single Family 50'	124	1.00	\$2,149.47
Single Family 60'	157	1.20	\$2,579.37
Villa (AA)	100	0.64	\$1,375.67
Single Family 50' (AA)	249	1.00	\$2,149.47
Single Family 60' (AA)	135	1.20	\$2,579.37
Unplatted			
Single Family 40'	216	0.80	\$1,719.58
Single Family 50'	174	1.00	\$2,149.47
Single Family 60'	222	1.20	\$2,579.37
Villa (AA)	86	0.64	\$1,375.67
Single Family 50' (AA)	231	1.00	\$2,149.47
Single Family 60' (AA)	129	1.20	\$2,579.37

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

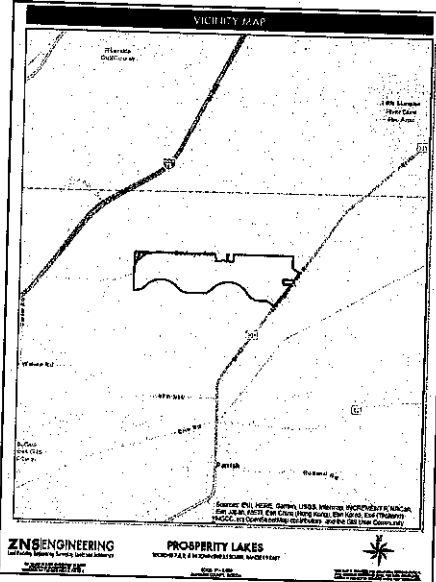
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Scott Brizandine
District Manager

RECEIVED
JUN 23 2025

DT:



June 20, 2025

25-00965M

FILE COPY

Serial Number
25-00965M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

RECEIVED
JUN 23 2025

DT:

STATE OF FLORIDA

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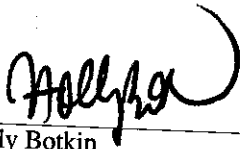
in the matter of Meeting on July 24, 2025 at 11:00am; Prosperity Lakes CDD

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Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

PG 1 of 2

RECEIVED
JUN 23 2021

BT: SUBORDINATED

Notice of Public Hearing and Board of Supervisors Meeting of the Prosperity Lakes Community Development District

The Board of Supervisors (the "Board") of the Prosperity Lakes Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2025, at 11:00 a.m. at Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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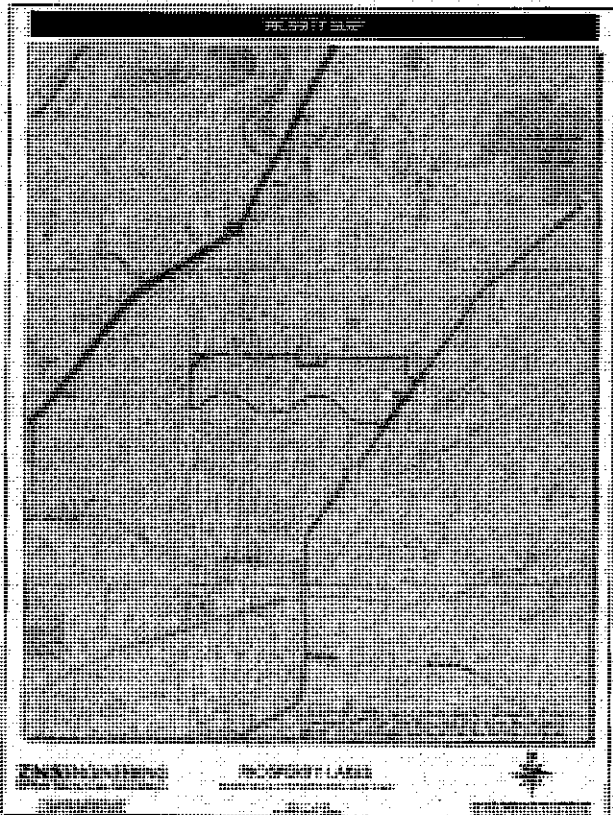
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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that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

Scott Brizendine
District Manager



June 20, 2025

25-00965M

PS 2 of 2

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-00995M

Date 06/27/2025

Attn:
Prosperity Lakes CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description

Amount

Serial # 25-00995M

\$78.75

Notice of Public Hearing

RE: Meeting on July 24, 2025 at 11:00am; Prosperity Lakes CDD

Published: 6/27/2025

RECEIVED
06/26/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

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, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Prosperity Lakes Community Development District

The Board of Supervisors (the “**Board**”) of the Prosperity Lakes Community Development District (the “**District**”) will hold a public hearing and a meeting on July 24, 2025, at 11:00 a.m. at the office of Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish, FL 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.prosperitylakescdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 533-2950.

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Scott Brizendine
District Manager
June 27, 2025

25-00995M

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Tab 3



Printed: Jun 5, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Change Order

Client Info Prosperity Lakes CDD
3434 Colwell Ave
Tampa, FL 33614
Phone: 813-933-5571

Job Info Parish, FL 34219

Change Order ID

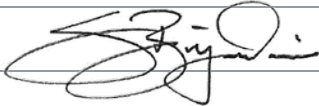
CO-SCA04736-0001

SCA04736 Prosperity Lakes Monument Lighting Repair

CO ID	Created / Approved Date	Price
CO-SCA04736-0001	Created: Jun 5, 2025	\$915.00

Description
Solenoid Valve Replacement Plumbing

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Solenoid Valve Replacement Plumbing	Other	Replace the electric solenoid valve on the entrance monument at Buckeye Rd.	1 1	\$915.00	\$915.00

Status	Signature	Date
Approved by: <u>Scott Brizendine</u>		<u>6 / 5 / 25</u>

Approval Comments

Our team is dedicated to ensuring this project is completed efficiently, safely, and to the highest standard of quality. We look forward to collaborating with you to bring your vision to life. The pricing stated here is valid for 30 days from the date listed above. Payment is due upon completion of services.

Client/Owner Certification and Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein. I agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL AMOUNT OF CHANGE ORDER:

\$915.00

Tab 4

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Prosperity Lakes Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Angela Savinon is appointed as Assistant Secretary and Debby Wallace is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF JULY 2025.

**PROSPERITY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 5

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571

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

www.prosperitylakescdd.org

July 8, 2025

Via Certified Mail Return Receipt Requested and Via E-mail

Mr. Gregory Bruce II
Cosmic Pool & Spa, LLC
9803 Mark Street
Thonotosassa, FL 33592
Email: cosmicpoolnspace@gmail.com

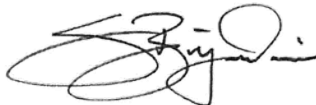
RE: Prosperity Lakes CDD
Notice of Termination of Fountain Maintenance Services

Dear Mr. Bruce:

The District entered into a contract with Cosmic Pool & Spa, LLC on or around February 19, 2024, for fountain maintenance services for the District. This letter serves as the official notice from the Board of Supervisors of the District of its decision to terminate the Agreement with Cosmic Pool & Spa, LLC effective immediately for cause. Therefore, please discontinue all services to the District after July 8, 2025.

If you have any issues and/or questions regarding the termination of the contract, please contact me at your convenience.

Sincerely,



Scott Brizendine
District Manager

cc: Kathryn Hopkinson, District Counsel
Kelly Evans, Chairman

Tab 6

Fountain Maintenance Service Agreement

This Fountain Maintenance Service Agreement (this “**Agreement**”) is entered into as of July 9, 2025, between the **Prosperity Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Cooper Pools, Inc.**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain fountains within and around the District, and desires to retain an independent contractor to provide fountain maintenance services for same within and around the District. Contractor represents that it is qualified to serve as a fountain maintenance contractor and provide services to the District.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** The Contractor shall furnish all services, labor, materials, and equipment necessary for the complete performance of the work as described in the proposal attached hereto as **Exhibit “A”** (the “Scope of Work”).
3. **Responsibilities of the Contractor.**
 - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
 - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
 - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or

replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.

5. **Labor, Materials, and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within 3 business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.
6. **District Representatives.** The District Engineer is authorized to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
7. **Time of Commencement and Completion Date.** District staff shall notify the Contractor when the work may begin, and Contractor shall confirm with the District that the site conditions are suitable for the work to be conducted. The Contractor is aware that time is of the essence.
8. **Compensation.** Contractor shall perform the work (fountain maintenance) as described above and on the attached **Exhibit "A"** for the total amount of Five Hundred Dollars and Zero Cents (**\$500.00**) per month (this includes one (1) service visit per week, per fountain). The Contractor shall submit an invoice for the work performed and the District shall pay the Contractor within 30 days of receipt of the invoice.
9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

10. Permits. All permits necessary for the work to be performed under this Agreement shall be obtained and paid for by the Contractor.

11. Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

12. Warranty.

- a. If within 1 year after the date of final payment by the District any portion of the work (excluding sod, which is only guaranteed to be viable and living at the time of installation) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. This 1-year period shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
- b. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- c. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- d. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- e. At time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
- f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- g. The provisions of this section shall survive approval of the work under this Agreement.

13. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 14. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 15. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 16. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 17. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or

corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

18. **Termination.** Either party shall have the right to terminate this Agreement upon 30 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and delivered to the job site and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.
19. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
20. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
21. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
22. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
23. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
24. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply

on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

25. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

26. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

27. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of

the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- 28. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 29. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 30. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 31. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 32. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614
sbrizendine@rizzetta.com

To the Contractor:
Cooper Pools, Inc.
Attn.: Robert Bowling
4850 Allen Road, PMB 13
Zephyrhills, FL 33541

33. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit. The provisions in the Plan shall control over provisions in the Proposal.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Cooper Pools, Inc.

**Prosperity Lakes
Community Development District**



Name: Krista Wentworth

Title: office assistant


Kelly Evans (Jul 10, 2025 15:36 EDT)

Name: Kelly Evans

Title: Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Krista Venturini, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Assistant (Title) of Cooper Pools Inc (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Prosperity Lakes Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.


I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.



Signature of Affiant

Sworn before me on July 10th, 2025



Notary Public Signature



BRIAN K. HAMMOND
Notary Public
State of Florida
Comm# HH336265
Expires 11/29/2026

Notary Stamp

EXHIBIT "A"



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Prosperity Lakes Fountains

Date 7/8/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
 - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to ensure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

**RATE for Commercial Service will be;
301/Prosperity Lakes Blvd Fountain, 1x week
Buckeye Rd/Fort Hammer Rd Fountain, 1x week**

**\$_500__ per month for _1_ visits-per-week service for fountains
Total of 4 entry fountains**

**Non Service Days observed by Cooper Pools Inc;
Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.**

Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.



2025-07-09 Prosperity Lakes CDD Cooper Pools Fountain Maint exec by vendor

Final Audit Report

2025-07-10

Created:	2025-07-10
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARHqbuAUprXGPuUfmGTHfzBOO4DuN_8j8

"2025-07-09 Prosperity Lakes CDD Cooper Pools Fountain Maint exec by vendor" History



Document created by Diana Kronick (dkronick@rizzetta.com)

2025-07-10 - 7:20:01 PM GMT



Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature

2025-07-10 - 7:20:07 PM GMT



Email viewed by Kelly Evans (kelly.evans@lennar.com)

2025-07-10 - 7:36:31 PM GMT



Document e-signed by Kelly Evans (kelly.evans@lennar.com)

Signature Date: 2025-07-10 - 7:36:55 PM GMT - Time Source: server



Agreement completed.

2025-07-10 - 7:36:55 PM GMT



Adobe Acrobat Sign

Tab 7

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Prosperity Lakes Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Prosperity Lakes Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 24, 2025.

Attested By:

**Prosperity Lakes
Community Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Kelly Evans

Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



Rizzetta & Company

Prosperity Lakes Community Development District

www.prosperitylakescdd.org

Proposed Budget for Fiscal Year 2025/2026

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Rizzetta & Company

<p>Proposed Budget Prosperity Lakes Community Development District General Fund Fiscal Year 2025/2026</p>
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Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 533,650.00	\$ 533,650	\$ 530,145.00	\$ 3,505	\$ 2,012,364	\$ 1,482,218.70
6	Off Roll*	\$ 694,752.00	\$ 694,752	\$ 626,753.00	\$ 67,999	\$ 66,584	\$ (560,168.70)
7							
8	Assessment Revenue Subtotal	\$ 1,228,402	\$ 1,228,402	\$ 1,156,898	\$ 71,504	\$ 2,078,948	\$ 922,050
9							
10	OTHER REVENUES - HOA Reimbursement for Water Management	\$ -	\$ -	\$ -	\$ -	\$ 309,948	\$ 309,948.00
11							
12	Contributions & Donations from Private Sources						
13	Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 309,948	\$ 309,948
16							
17	TOTAL REVENUES	\$ 1,228,402	\$ 1,228,402	\$ 1,156,898	\$ 71,504	\$ 2,388,896	\$ 1,231,998
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 7,200	\$ 9,600	\$ 12,000	\$ 2,400	\$ 12,000	\$ -
24	Financial & Administrative						
25	Accounting Services	\$ 15,120	\$ 20,160	\$ 20,160	\$ -	\$ 20,765	\$ 605
26	Administrative Services	\$ 3,308	\$ 4,410	\$ 4,410	\$ -	\$ 4,542	\$ 132
27	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -
28	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,408	\$ 158
29	Auditing Services	\$ 4,800	\$ 4,800	\$ 5,000	\$ 200	\$ 6,000	\$ 1,000
30	Disclosure Report	\$ 3,750	\$ 3,750	\$ 6,500	\$ 2,750	\$ 6,500	\$ -
31	District Engineer	\$ -	\$ 5,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ -
32	District Management	\$ 16,537	\$ 22,050	\$ 22,050	\$ -	\$ 22,712	\$ 662
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
34	Financial & Revenue Collections	\$ 2,835	\$ 3,780	\$ 3,780	\$ -	\$ 3,893	\$ 113
35	Legal Advertising	\$ 681	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -
36	Miscellaneous Fees	\$ 2,038	\$ 2,500	\$ -	\$ (2,500)	\$ 2,500	\$ 2,500
37	Miscellaneous Mailings	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -
38	Public Officials Liability Insurance	\$ 2,692	\$ 2,692	\$ 2,768	\$ 76	\$ 3,029	\$ 261
39	Trustee Fees	\$ 3,546	\$ 4,728	\$ 5,000	\$ 272	\$ 8,500	\$ 3,500
40	Website Hosting, Maintenance, Backup (and Email)	\$ 2,438	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
41	Legal Counsel						
42	District Counsel	\$ 26,910	\$ 35,880	\$ 15,000	\$ (20,880)	\$ 30,000	\$ 15,000
43							
44	Administrative Subtotal	\$ 97,280	\$ 132,775	\$ 125,543	\$ (7,232)	\$ 149,474	\$ 23,931
45							
46	EXPENDITURES - FIELD OPERATIONS						
47							
48	Electric Utility Services						
49	Utility - Irrigation	\$ 27,862	\$ 37,149	\$ 45,000	\$ 7,851	\$ 55,000	\$ 10,000
50	Utility - Street Lights	\$ 84,034	\$ 150,000	\$ 197,400	\$ 47,400	\$ 345,000	\$ 147,600
51	Utility Services	\$ 5,315	\$ 7,087	\$ 13,000	\$ 5,913	\$ 25,000	\$ 12,000
52	Water-Sewer Combination Services						
53	Utility - Reclaimed	\$ 6,683	\$ 8,911	\$ 10,000	\$ 1,089	\$ -	\$ (10,000)

Comments

HOA reimburse CDD for Water Management - Line 74

R&C 3%

Grau

Bonds - \$5k R&C + \$1500 Disclosure Technology Services

Egis estimate

Bonds

Tech services and ADA compliant services
--

Phase 1-3, partial 4

431 under contract ph 1-3 + partial ph 4

Phase 1-3, partial 4

No reclaimed REMOVE

<p style="text-align: center;">Proposed Budget Prosperity Lakes Community Development District General Fund Fiscal Year 2025/2026</p>							
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
54 Well Maintenance	\$ 5,390	\$ 12,000	\$ 12,960	\$ 960	\$ 22,160	\$ 9,200	
55 Stormwater Control							
56 Aquatic Maintenance	\$ 37,623	\$ 60,000	\$ 82,260	\$ 22,260	\$ 87,360	\$ 5,100	
57 Midge Fly Treatment	\$ -	\$ 6,752	\$ -	\$ (6,752)	\$ 30,000	\$ 30,000	
Pond Bank Repairs	\$ -	\$ 15,000		\$ (15,000)	\$ 50,000	\$ 50,000	
58 Wetland Nuisance/Exotic Species Control	\$ 3,600	\$ 4,800	\$ 10,000	\$ 5,200	\$ 25,000	\$ 15,000	
59 Other Physical Environment							
60 Entry & Walls Maintenance & Repair	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 25,000	\$ 20,000	
61 Fence Repairs	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 50,000	\$ 47,500	
62 Fountain Maintenance Contract	\$ 3,600	\$ 4,800	\$ 7,200	\$ 2,400	\$ 7,200	\$ -	
63 Fountain Service Repair & Maintenance	\$ 4,089	\$ 15,000	\$ 2,500	\$ (12,500)	\$ 25,000	\$ 22,500	
64 General Liability Insurance	\$ 3,289	\$ 3,289	\$ 3,381	\$ 92	\$ 3,700	\$ 319	
65 Irrigation Maintenance & Repair	\$ 12,559	\$ 16,745	\$ 20,000	\$ 3,255	\$ 25,000	\$ 5,000	
66 Landscape - Annuals/Flowers	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 12,000	\$ 7,000	
67 Landscape - Mulch	\$ 15,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	
68 Landscape Inspection Services	\$ 6,750	\$ 9,000	\$ 9,000	\$ -	\$ 9,500	\$ 500	
69 Landscape & Irrigation Maintenance	\$ 199,862	\$ 350,000	\$ 376,154	\$ 26,154	\$ 582,554	\$ 206,400	
70 Landscape Replacement Plants, Shrubs, Trees	\$ 667	\$ 889	\$ 25,000	\$ 24,111	\$ 100,000	\$ 75,000	
71 Property Insurance	\$ 21,046	\$ 21,046	\$ 30,000	\$ 8,954	\$ 100,000	\$ 70,000	
72 Street Sign Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	
73 Road, Sidewalk Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	
74 Water Management	\$ 33,960	\$ 45,280	\$ 75,000	\$ 29,720	\$ 309,948	\$ 234,948	
75 Contingency							
76 Miscellaneous Contingency	\$ 34,789	\$ 46,385	\$ 60,000	\$ 13,615	\$ 250,000	\$ 190,000	
77							
78 Field Operations Subtotal	\$ 506,118	\$ 866,634	\$ 1,031,355	\$ 164,721	\$ 2,239,422	\$ 1,208,067	
79							
80 TOTAL EXPENDITURES	\$ 603,398	\$ 999,409	\$ 1,156,898	\$ 157,489	\$ 2,388,896	\$ 1,231,998	
81							
82 EXCESS OF REVENUES OVER EXPENDITURES	\$ 625,004	\$ 228,993	\$ -	\$ 228,993	\$ -	\$ -	
83							

Comments
4 wells (1a&1b) \$180x4x12 = \$8640 + 2 wells ph2&3 + GHS water reporting \$3200/yr + \$500/month repairs
Sitex recent agreement - full buildout
Sitex estimate for 32 ponds - ph 1a&1b only 10 months
Power washing, landscape lighting, monument repairs
Boundary fence
Cosmic Pool Service - \$600x12
Egis estimate
Steadfasts estimate
\$3k/qtr
Quote from Steadfast to replenish ph 1a & 1b
Current agreements + \$200k + 3% increase on exisiting
\$50k Milton recovery as per Steadfast
NEW
NEW
\$23/home per month - CDD pays - HOA to reimburse x 1123 platted homes - only sold homes pay
Build Balance Forward/Storm Damage

Prosperity Lakes Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2023	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$633,015.20	\$633,015.20
TOTAL REVENUES	\$633,015.20	\$633,015.20
EXPENDITURES		
Administrative		
Debt Service Obligation	\$633,015.20	\$633,015.20
Administrative Subtotal	\$633,015.20	\$633,015.20
TOTAL EXPENDITURES	\$633,015.20	\$633,015.20
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$680,661.51

Notes:

Tax Roll County Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$2,078,948.00	2024/2025 O&M Budget:	\$1,156,898.00
Collection Costs:	3%	\$67,062.84	2025/2026 O&M Budget:	\$2,078,948.00
Early Payment Discounts:	4%	\$89,417.12		
2025/2026 Total:		<u>\$2,235,427.96</u>	Total Difference:	<u>\$922,050.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
PLATTED					
Phase 1					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$1,015.80	\$945.77	-\$70.03	-6.89%
	Total	\$1,854.41	\$1,784.38	-\$70.03	-3.78%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,846.92	\$1,719.58	-\$127.34	-6.89%
	Total	\$3,180.10	\$3,052.76	-\$127.34	-4.00%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,308.65	\$2,149.47	-\$159.18	-6.89%
	Total	\$3,975.12	\$3,815.94	-\$159.18	-4.00%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,770.38	\$2,579.37	-\$191.01	-6.89%
	Total	\$4,770.14	\$4,579.13	-\$191.01	-4.00%
Villa (AA)	Operations & Maintenance	\$1,477.53	\$1,375.67	-\$101.86	-6.89%
	Total	\$1,477.53	\$1,375.67	-\$101.86	-6.89%
Single Family 50' (AA)	Operations & Maintenance	\$2,308.65	\$2,149.47	-\$159.18	-6.89%
	Total	\$2,308.65	\$2,149.47	-\$159.18	-6.89%
Single Family 60' (AA)	Operations & Maintenance	\$2,770.38	\$2,579.37	-\$191.01	-6.89%
	Total	\$2,770.38	\$2,579.37	-\$191.01	-6.89%
Phase 2					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$1,015.80	\$945.77	-\$70.03	-6.89%
	Total	\$1,854.41	\$1,784.38	-\$70.03	-3.78%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,846.92	\$1,719.58	-\$127.34	-6.89%
	Total	\$3,180.10	\$3,052.76	-\$127.34	-4.00%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,308.65	\$2,149.47	-\$159.18	-6.89%
	Total	\$3,975.12	\$3,815.94	-\$159.18	-4.00%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,770.38	\$2,579.37	-\$191.01	-6.89%
	Total	\$4,770.14	\$4,579.13	-\$191.01	-4.00%
Villa (AA)	Operations & Maintenance	\$1,477.53	\$1,375.67	-\$101.86	-6.89%
	Total	\$1,477.53	\$1,375.67	-\$101.86	-6.89%

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT					
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$2,078,948.00		2024/2025 O&M Budget:	\$1,156,898.00
Collection Costs:	3%	\$67,062.84		2025/2026 O&M Budget:	\$2,078,948.00
Early Payment Discounts:	4%	\$89,417.12			
2025/2026 Total:		\$2,235,427.96		Total Difference:	\$922,050.00
Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison	
				2024/2025	2025/2026
				Proposed Increase / Decrease	
				\$	%
Single Family 50' (AA)	Operations & Maintenance			\$2,308.65	\$2,149.47
	Total			-\$159.18	-6.89%
Single Family 60' (AA)	Operations & Maintenance			\$2,770.38	\$2,579.37
	Total			-\$191.01	-6.89%
UNPLATTED TO PLATTED					
Phases 3A & 3B					
Townhomes	Series 2023 Debt Service			\$838.61	\$838.61
	Operations & Maintenance			\$29.08	\$945.77
	Total			\$0.00	0.00%
				\$916.69	(1)
Single Family 40'	Series 2023 Debt Service			\$1,333.18	\$1,333.18
	Operations & Maintenance			\$52.88	\$1,719.58
	Total			\$0.00	0.00%
				\$1,666.70	(1)
Single Family 50'	Series 2023 Debt Service			\$1,666.47	\$1,666.47
	Operations & Maintenance			\$66.10	\$2,149.47
	Total			\$0.00	0.00%
				\$2,083.37	(1)
Single Family 60'	Series 2023 Debt Service			\$1,999.76	\$1,999.76
	Operations & Maintenance			\$79.32	\$2,579.37
	Total			\$0.00	0.00%
				\$2,500.05	(1)
Single Family 50' (AA)	Operations & Maintenance			\$66.10	\$2,149.47
	Total			\$2,083.37	(1)
Single Family 60' (AA)	Operations & Maintenance			\$79.32	\$2,579.37
	Total			\$2,500.05	(1)
Phase 4					
Townhomes	Operations & Maintenance			\$29.08	\$945.77
	Total			\$916.69	(1)
Single Family 40'	Operations & Maintenance			\$52.88	\$1,719.58
	Total			\$1,666.70	(1)
Single Family 50'	Operations & Maintenance			\$66.10	\$2,149.47
	Total			\$2,083.37	(1)
Single Family 60'	Operations & Maintenance			\$79.32	\$2,579.37
	Total			\$2,500.05	(1)
Single Family 50' (AA)		Operations & Maintenance		\$66.10	\$2,149.47
		Total		\$2,083.37	(1)

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT					
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$2,078,948.00		2024/2025 O&M Budget:	\$1,156,898.00
Collection Costs:	3%	\$67,062.84		2025/2026 O&M Budget:	\$2,078,948.00
Early Payment Discounts:	4%	\$89,417.12			
2025/2026 Total:		\$2,235,427.96		Total Difference:	\$922,050.00
Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison	
				2024/2025	2025/2026
				Proposed Increase / Decrease	
				\$	%
Single Family 60' (AA)	Total			\$66.10	\$2,149.47
				\$2,083.37	(1)
	Operations & Maintenance			\$79.32	\$2,579.37
				\$2,500.05	(1)
		Total		\$79.32	\$2,579.37
				\$2,500.05	(1)
UNPLATTED					
Phases 5-10					
Single Family 40'	Operations & Maintenance			\$52.88	\$54.26
				\$1.38	2.61%
		Total		\$52.88	\$54.26
				\$1.38	2.61%
Single Family 50'	Operations & Maintenance			\$66.10	\$67.82
				\$1.72	2.60%
		Total		\$66.10	\$67.82
				\$1.72	2.60%
Single Family 60'	Operations & Maintenance			\$79.32	\$81.39
				\$2.07	2.61%
		Total		\$79.32	\$81.39
				\$2.07	2.61%
Villa (AA)	Operations & Maintenance			\$42.30	\$43.41
				\$1.11	2.62%
		Total		\$42.30	\$43.41
				\$1.11	2.62%
Single Family 50' (AA)	Operations & Maintenance			\$66.10	\$67.82
				\$1.72	2.60%
		Total		\$66.10	\$67.82
				\$1.72	2.60%
Single Family 60' (AA)	Operations & Maintenance			\$79.32	\$81.39
				\$2.07	2.61%
		Total		\$79.32	\$81.39
				\$2.07	2.61%

(1) Previously unplatted lots were assessed administrative expenses only for FY 2024-2025.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET		\$130,080.45
COLLECTION COSTS @	*****	\$4,196.14
EARLY PAYMENT DISCOUNT @	*****	\$5,594.86
TOTAL O&M ASSESSMENT		\$139,871.45

TOTAL FIELD BUDGET		\$1,948,867.55
COLLECTION COSTS @	*****	\$62,866.70
EARLY PAYMENT DISCOUNT @	*****	\$83,822.26
TOTAL O&M ASSESSMENT		\$2,095,556.50

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾
PLATTED		
Phase 1		
Townhomes	24	24
Single Family 40'	41	41
Single Family 50'	40	40
Single Family 60'	42	41
Villa (AA)	24	0
Single Family 50' (AA)	57	0
Single Family 60' (AA)	34	0
Phase 2		
Townhomes	54	54
Single Family 40'	39	39
Single Family 50'	33	33
Single Family 60'	39	39
Villa (AA)	76	0
Single Family 50' (AA)	57	0
Single Family 60' (AA)	6	0
Phases 3A & 3B		
Townhomes	60	60
Single Family 40'	38	38
Single Family 50'	30	30
Single Family 60'	38	38
Single Family 50' (AA)	56	0
Single Family 60' (AA)	60	0
Phase 4		
Townhomes	54	0
Single Family 40'	38	0
Single Family 50'	31	0
Single Family 60'	38	0
Single Family 50' (AA)	79	0
Single Family 60' (AA)	35	0
Total Platted	1123	477
UNPLATTED		
Phases 5-10		
Single Family 40'	218	0
Single Family 50'	174	0
Single Family 60'	222	0
Villa (AA)	86	0
Single Family 50' (AA)	231	0
Single Family 60' (AA)	129	0
Total Unplatted	1060	0
Total Community	2183	477

ALLOCATION OF ADMIN O&M ASSESSMENT					
ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL ADMIN BUDGET	ADMIN PER UNIT
24	0.44	10.56	0.51%	\$716.20	\$29.84
41	0.80	32.80	1.59%	\$2,224.57	\$54.26
40	1.00	40.00	1.94%	\$2,712.90	\$67.82
42	1.20	50.40	2.44%	\$3,418.25	\$81.39
24	0.64	15.36	0.74%	\$1,041.75	\$43.41
57	1.00	57.00	2.76%	\$3,865.88	\$67.82
34	1.20	40.80	1.98%	\$2,767.15	\$81.39
54	0.44	23.76	1.15%	\$1,611.46	\$29.84
39	0.80	31.20	1.51%	\$2,116.06	\$54.26
33	1.00	33.00	1.60%	\$2,238.14	\$67.82
39	1.20	46.80	2.27%	\$3,174.09	\$81.39
76	0.64	48.64	2.36%	\$3,298.88	\$43.41
57	1.00	57.00	2.76%	\$3,865.88	\$67.82
6	1.20	7.20	0.35%	\$488.32	\$81.39
60	0.44	26.40	1.28%	\$1,790.51	\$29.84
38	0.80	30.40	1.47%	\$2,061.80	\$54.26
30	1.00	30.00	1.45%	\$2,034.67	\$67.82
38	1.20	45.60	2.21%	\$3,092.70	\$81.39
56	1.00	56.00	2.72%	\$3,798.05	\$67.82
60	1.20	72.00	3.49%	\$4,883.21	\$81.39
54	0.44	23.76	1.15%	\$1,611.46	\$29.84
38	0.80	30.40	1.47%	\$2,061.80	\$54.26
31	1.00	31.00	1.50%	\$2,102.49	\$67.82
38	1.20	45.60	2.21%	\$3,092.70	\$81.39
79	1.00	79.00	3.83%	\$5,357.97	\$67.82
35	1.20	42.00	2.04%	\$2,848.54	\$81.39
1123		1006.68	48.81%	\$68,275.44	
218	0.80	174.40	8.46%	\$11,828.22	\$54.26
174	1.00	174.00	8.44%	\$11,801.09	\$67.82
222	1.20	266.40	12.92%	\$18,067.88	\$81.39
86	0.64	55.04	2.67%	\$3,732.94	\$43.41
231	1.00	231.00	11.20%	\$15,666.97	\$67.82
129	1.20	154.80	7.51%	\$10,498.90	\$81.39
1060		1055.64	51.19%	\$71,596.02	
2183		2062.32	100%	\$139,871.45	

ALLOCATION OF FIELD O&M ASSESSMENT					
FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	FIELD PER UNIT
24	0.44	10.56	1.05%	\$21,982.24	\$915.93
41	0.80	32.80	3.26%	\$68,278.16	\$1,665.32
40	1.00	40.00	3.97%	\$83,266.04	\$2,081.65
42	1.20	50.40	5.01%	\$104,915.21	\$2,497.98
24	0.64	15.36	1.53%	\$31,974.16	\$1,332.26
57	1.00	57.00	5.66%	\$118,654.11	\$2,081.65
34	1.20	40.80	4.05%	\$84,931.36	\$2,497.98
54	0.44	23.76	2.36%	\$49,460.03	\$915.93
39	0.80	31.20	3.10%	\$64,947.51	\$1,665.32
33	1.00	33.00	3.28%	\$68,694.49	\$2,081.65
39	1.20	46.80	4.65%	\$97,421.27	\$2,497.98
76	0.64	48.64	4.83%	\$101,251.51	\$1,332.26
57	1.00	57.00	5.66%	\$118,654.11	\$2,081.65
6	1.20	7.20	0.72%	\$14,987.89	\$2,497.98
60	0.44	26.40	2.62%	\$54,955.59	\$915.93
38	0.80	30.40	3.02%	\$63,282.19	\$1,665.32
30	1.00	30.00	2.98%	\$62,449.53	\$2,081.65
38	1.20	45.60	4.53%	\$94,923.29	\$2,497.98
56	1.00	56.00	5.56%	\$116,572.46	\$2,081.65
60	1.20	72.00	7.15%	\$149,878.88	\$2,497.98
54	0.44	23.76	2.36%	\$49,460.03	\$915.93
38	0.80	30.40	3.02%	\$63,282.19	\$1,665.32
31	1.00	31.00	3.08%	\$64,531.18	\$2,081.65
38	1.20	45.60	4.53%	\$94,923.29	\$2,497.98
79	1.00	79.00	7.85%	\$164,450.43	\$2,081.65
35	1.20	42.00	4.17%	\$87,429.35	\$2,497.98
1123		1006.68	100.00%	\$2,095,556.50	
0	0.00	0.00	0.00%	\$0.00	\$0.00
0	0.00	0.00	0.00%	\$0.00	\$0.00
0	0.00	0.00	0.00%	\$0.00	\$0.00
0	0.00	0.00	0.00%	\$0.00	\$0.00
0	0.00	0.00	0.00%	\$0.00	\$0.00
0	0.00	0.00	0.00%	\$0.00	\$0.00
0		0	0.00%	\$0.00	
1123		1006.68	100%	\$2,095,556.50	

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$945.77	\$838.61	\$1,784.38
\$1,719.58	\$1,333.18	\$3,052.76
\$2,149.47	\$1,666.47	\$3,815.94
\$2,579.37	\$1,999.76	\$4,579.13
\$1,375.67	\$0.00	\$1,375.67
\$2,149.47	\$0.00	\$2,149.47
\$2,579.37	\$0.00	\$2,579.37
\$945.77	\$838.61	\$1,784.38
\$1,719.58	\$1,333.18	\$3,052.76
\$2,149.47	\$1,666.47	\$3,815.94
\$2,579.37	\$1,999.76	\$4,579.13
\$1,375.67	\$0.00	\$1,375.67
\$2,149.47	\$0.00	\$2,149.47
\$2,579.37	\$0.00	\$2,579.37
\$945.77	\$838.61	\$1,784.38
\$1,719.58	\$1,333.18	\$3,052.76
\$2,149.47	\$1,666.47	\$3,815.94
\$2,579.37	\$1,999.76	\$4,579.13
\$2,149.47	\$0.00	\$2,149.47
\$2,579.37	\$0.00	\$2,579.37
\$54.26	\$0.00	\$54.26
\$67.82	\$0.00	\$67.82
\$81.39	\$0.00	\$81.39
\$43.41	\$0.00	\$43.41
\$67.82	\$0.00	\$67.82
\$81.39	\$0.00	\$81.39

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$9,791.00)

(\$146,688.96)

Net Revenue to be Collected:

\$130,080.45

\$1,948,867.55

⁽¹⁾ Reflects the number of total lots with Series 2023 debt outstanding

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Manatee County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Funding/Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance/Dry Pond Mowing: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Wall and Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry Maintenance: The District will incur expenditures to maintain the entry monuments.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation/Water Management Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Mulch: Expenditures related to mulch replacement.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 8

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Prosperity Lakes Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Manatee County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 24, 2025.

Attested By:

**Prosperity Lakes Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Tab 9

RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Prosperity Lakes Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Manatee County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located; and

WHEREAS, the Board desires to adopt a Fiscal Year 2025-2026 annual meeting schedule attached hereto as **Composite Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY
DEVELOPMENT DISTRICT:**

1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Composite Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of July 2025.

ATTEST:

**PROSPERITY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: Fiscal Year 2024-2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2025-2026**

The Board of Supervisors of the Prosperity Lakes Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at 11:00 a.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219 unless otherwise indicated as follows:

October 23, 2025
November 20, 2025 *Date Adjusted due to Holiday*
December 18, 2025 *Date Adjusted due to Holiday*
January 22, 2026
February 26, 2026
March 26, 2026
April 22, 2026
May 28, 2026
June 25, 2026
July 22, 2026
August 27, 2026
September 24, 2026

All meetings will convene at 11:00 a.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd. Parrish, FL 34219.

Tab 10

**Prosperity Lakes Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives - Productive Meetings

Goal 2.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 2.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website and publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper and CDD website).

Achieved: Yes ☐ No ☐

3. Administrative Goals and Objectives – Website Maintenance

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☐ No ☐

4. Operational Goals and Objectives – Communication

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Prosperity Lakes Community Development District

District Manager:_____

Date:_____

Print Name:_____

Prosperity Lakes Community Development District

Tab 11



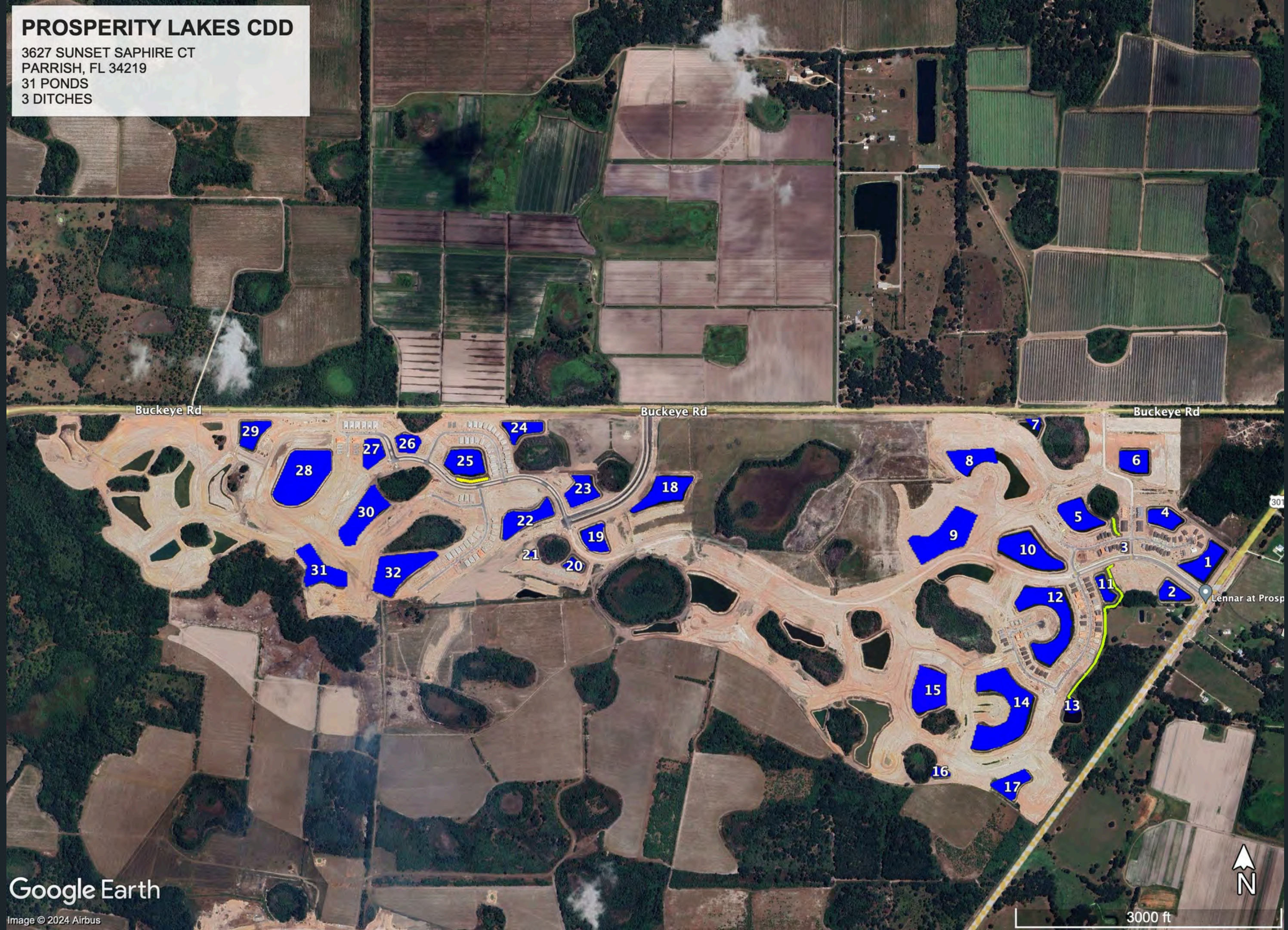
MONTHLY REPORT

JUNE, 2025



PROSPERITY LAKES CDD

3627 SUNSET SAPHIRE CT
PARRISH, FL 34219
31 PONDS
3 DITCHES



Google Earth

Image © 2024 Airbus

Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

Tab 12

Prosperity Lakes

LANDSCAPE INSPECTION REPORT



May 28, 2025
Rizzetta & Company
Spencer Gonzales – Landscape Specialists



Rizzetta & Company
Professionals in Community Management

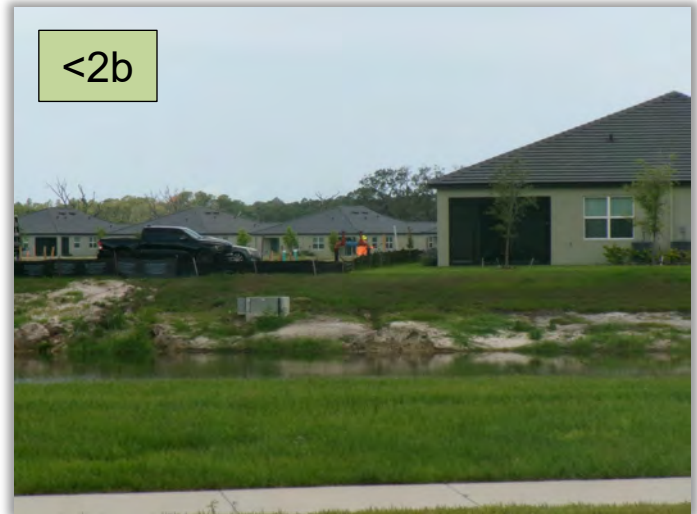
Summary & Prosperity Lakes BLVD, Buckeye RD

General Updates, Recent & Upcoming Maintenance Events

- Spencer's first inspection in place of Justin. There may be some redundancies from earlier reports.

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. Bahia turf is overgrown especially near the ponds.
2. Pond at the corner of Prosperity Lakes BLVD and Lily Qtz has a missing strip of turf from the water to the to the curb. (Pic 2a, 2b>)



3. Little Gems look like they experiencing some shock. Make sure they are getting enough water. (Pic 3)



4. Maple trees toward the western portion of Prosperity Lakes Blvd are experiencing dieback from shock and lack of water. As we enter rainy season these with at least 45% live crown ration may bounce back. It will be important to avoid compaction from riding mowers near the tree. Dieback is a sign of poor root health. Pic 4c is a maple that warrants replacement. (Pic 4a, 4b>, 4c>)



Prosperity Lakes BLVD (West)



6. Overall maintenance seems to decline in quality the further one goes back into the neighborhood from the Buckeye entrance moving west. Is this because of conflicts with construction crew or lack of presence in these areas?
7. Turf weeds are throughout the strip of turf between the road and the sidewalk. Again, it seems to be more prevalent the further away from the entrance one gets. (Pic 7a, 7b>)

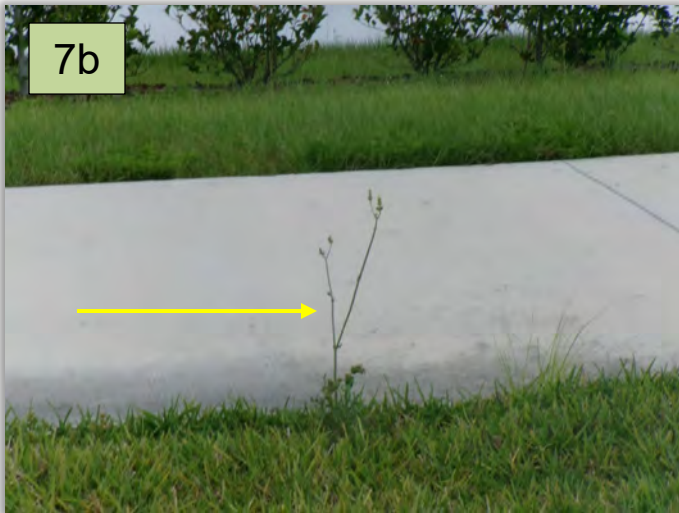
5. (2) silver buttonwoods near amenity center should be monitored. (1) is defoliated enough to warrant replacement and be deemed too far gone. (Pic 5a, 5b)



8. Has the fertilizer gone down this year? Broad leaf weeds are emerging in numbers, and it may be too late to apply fertilizer for the summer. (Pic 8>)



Prosperity Lakes BLVD (West)



9. Groundcover is struggling in the median of Prosperity lakes BLVD. Looks like a lack of water. (Pic 9)



10. Trees installed along the entrance median are experiencing various levels of shock with some coming close to or even passed the time for replacement. Those below 25% LCR should be replaced as even a bounce back could mean structure doomed to premature failure. (Pic 10a, 10b)



11. Prosperity Lakes West is noticeably less maintained than the East portion. The amount of plant struggles is noticeably higher here because of it. Ensure the entirety of the maintained areas are receiving their full scope of services and proposals are generated when issues arise and are spotted.



Buckeye Rd, Crystal Jade Way

12. Silver buttonwoods along Buckeye Rd are struggling. Some nearing replacement. (Pic 12)



13. Two dead trees look to be marked for removal. Are these being removed next visit? When is replacement? (13a, 13b>)



14. Along Buckeye it will be important mulch is maintained in the tree rings. Several tree rings are bare soil which will certainly be filled with weeds or encroaching turf if not mulched. Given the evident water issues throughout the property these steps like mulching large beds that are fully exposed to the sun will go a long way in preventing unnecessary plant replacement.



15. Bahia areas withing Prosperity Lakes East areas were also overgrown as of 05/28/2025. Especially near the lakes and ponds.

16. CDD maintained area at the intersection of Crystal Jade and Sunset Sapphire have struggling, newly installed trees. 3 dead should be replaced, and the rest should be monitored with a threshold of 25% LCR for removal and replace for anything under. (Pic 16)

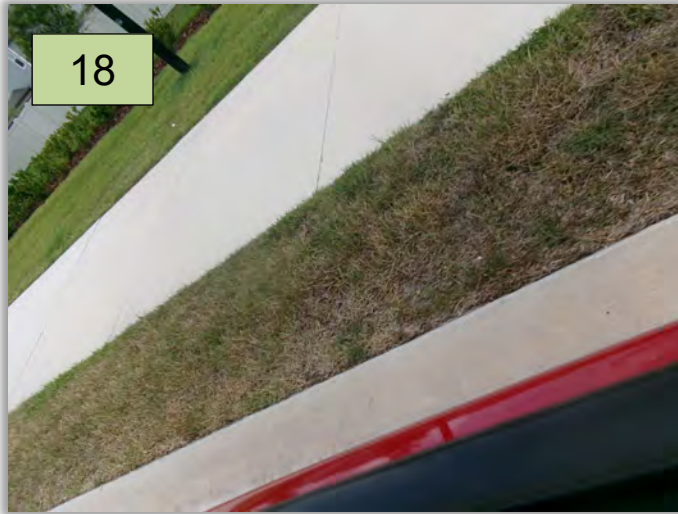


17. Broad leaf turf weeds are appearing in the medians. Spot treat before out of control.



Prosperity Lakes BLVD (East)

18. Burning turf at the corner of Sunset Sapphire and Crystal Jade in between road and sidewalk. (Pic 18)



19. More struggling trees on the southeast corner of the Sapphire Sunset and Crystal Jade Way. (Pic 19)



23. Ruts have appeared on corners and along streets from construction or other commercial vehicles taking tight turns. The areas need to be re-sodded before they are filled with weeds which will continue to spread.

24. Major dieback for an oak on PBL near the back near Empress Jewel.



20. Flax Lilly could use a trim in the median of PLB.

21. Large are of missing sod on PLB. Is this slated for replacement? (Pic 21>)

22. Turf weeds are filling weeds in many varieties. These can still be spot treated, but some areas will need to be re-sodded if it gets much worse. (Pic 22a>, 22b.)



Proposals

1. Remove and replace dead trees.
2. Replace missing and dying sod.



Prosperity Lakes

LANDSCAPE INSPECTION REPORT



June 19, 2025
Rizzetta & Company
Spencer Gonzales – Landscape Specialists



Rizzetta & Company
Professionals in Community Management

Summary & Prosperity Lakes BLVD (301)

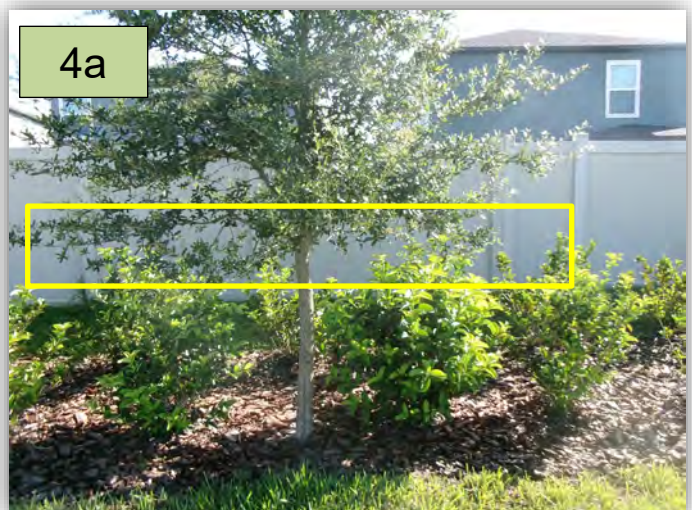
General Updates, Recent & Upcoming Maintenance Events

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

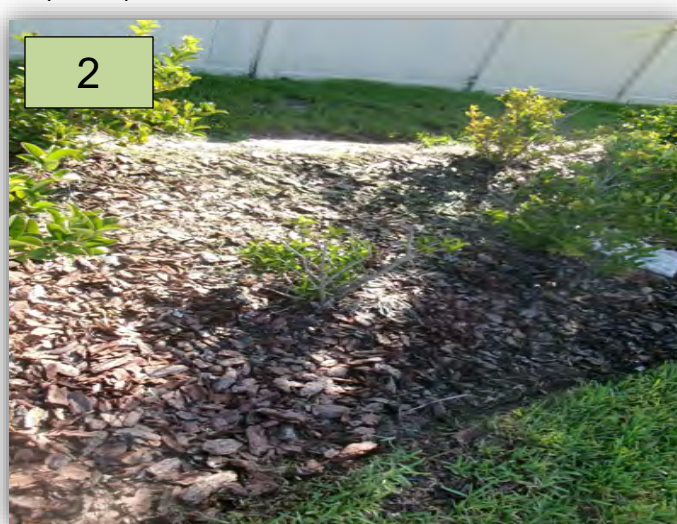
1. We are noticing weed growing in buffer beds along Prosperity Lakes Blvd.(PLB)
(Pic 1)



4. Several of the Live Oak trees along PLB are growing into adjacent plant materials as well as encroaching the fence line. (Pics 4a & 4b)



2. We have declining shrubs throughout areas of the plant buffer bed running along PLB
(Pic 2)



3. Throughout the plant beds surrounding the entrance from US 301 we are noticing an abundance of encroaching turf weeds, possibly from a missed rotation of soft edging.

5. We have noticed some potential pest activity on some of the live oaks along PLB, please have a tech diagnose and treat these trees accordingly. (Pic 5>)



Prosperity Lakes BLVD (301)

6>



6. We have noticed straps still in trees from installation, please cut and remove these straps as needed. (<Pic 6)

<7



<8



<9



7. In several areas of the plant buffer along PLB palm boots have fallen off and are laying in or on top of existing plant materials. Please pick up and remove these as you come across them. (Pic 7>)
8. Additionally, there is several areas of exposed drip irrigation hoses as well Irrigation Control Valve boxes with lids that are missing or not properly secured. (Pic 8>)
9. Multiple large patches of turf where sod is missing or declining, previous attempts to kill turf weeds are evident, we need to watch these areas going forward. (Pic 9>)

<5



Prosperity Lakes BLVD (301)

10. Throughout multiple areas of Prosperity Lakes Blvd we have downed Live Oak trees, Some are laying on existing plant materials. We need to get these up-righted and re-staked or strapped more securely. (Pic 10)



that a soft edge was put in the day we inspected which is good. It will require a spray to kill was has encroached already, however there was evidence of spot spraying elsewhere in the community. (Pic 13)



11. There are several trees of multiple varieties that are experiencing tip die back, we need to diagnose and resolve these issues before the problem exacerbates. (Pic 11)



12. Weeds are beginning to take over planter beds at the US 301 entrance monument, particularly within plant material; hand-pull to avoid damaging plants with herbicide overspray.
13. On the northern side of the 301 entrance to PLB closer to the highway turf is starting to encroach on in the bed. There was evidence

14. Flax lilies are missing in the north monument of the 301 entrance. Please replace.
15. We recommend tree pruning to address emerging deformations and codominant stems before structural issues develop.
16. Weed pressure increases progressively along the northern roadside buffer of 301, including significant weed takeover in tree rings; targeted weed control is recommended. (Pic 16>)
17. Turf weeds are overtaking areas behind the hedges on 301 where Bahia has died; apply contract-specified chemicals and documentation. Monitor for turf replacement.
18. Large irrigation or water break or discharge observed while onsite. Unsure of the cause. Please diagnose. (Pics 18a>, 18b>)
19. There are missing shrubs and trees in buffer vegetation including a topiary and hedge shrubs. Are these being replaced or was this for mower access to the pond.



Prosperity Lakes BLVD (301)



20. Approximately six trees along the southern buffer of PLB, particularly near the amenity center construction zone, are showing signs of shock or dieback; assess for stress factors and recommend treatment or replacement.

21. Plant material near the amenity center show signs of oversaturation; soil was at or above field capacity—inspect rain sensors and verify adequate drainage. (Pic 21)



22. The station at the corner of Blue Diamond and PLB. Also has dying shrubs around it. Similar symptoms as elsewhere the community.



23. Replacement turf installed on the edge of the sidewalk past Blue Diamond did not take and is dead. Please replace. (Pic 23)



Prosperity Lakes BLVD (301), Crystal Jade, Sunset Sapphire

24. Turf between hedges and the north lane of PBL is showing vigorous expansion of turf weeds. Please spot treat immediately. (Pic 24)



28. Trees at the intersection continue to show poor recovery; recommend treatment before winter and structural pruning before spring to support long-term health. (Pics 28a, 28b)



25. Nearly half a dozen trees are down along PLB on the western portion of the road. These need to be stood up immediately.

26. Large individual weeds found sporadically throughout the median; low enough in number to be effectively removed by hand pulling. (Pic 26)



27. At the intersection of Sunset Sapphire and Crystal Jade surf is dying around street signage. Please diagnose.

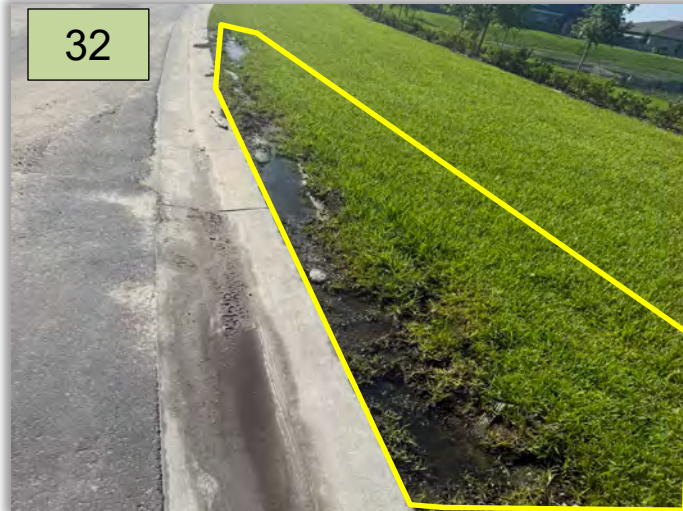
29. Large sections of turf between the yards and pond on Sunset Sapphire are dying and being overtaken by weeds; diagnose the cause and implement appropriate treatment.

30. Low weed pressure is beginning at the roundabout on Crystal Jade Way; treat promptly to prevent spread and replace declining turf as needed.

31. Light mower marks observed at the intersection, likely due to saturated soil; consider routine power washing to maintain appearance.

Prosperity Lakes BLVD (301), Prosperity Lakes BLVD (Buckeye)

32. Ruts are forming where trucks struggle to complete U-turns around medians in the western portion of PLB (301 entrance); consider installing boulders or creating rocked areas to prevent further damage post-construction. (Pic 32)



35. Water features at the monuments should be emptied if not in use or maintained, as standing water can attract pests and accelerate component deterioration. (Pic 35)



33. Chest-high weeds found in some beds along PLB; ensure maintenance crews are giving equal attention to the back of the neighborhood as the front. (Pic 33)



34. PLB (Buckeye) monuments are under heavy weed pressure on both sides; if not addressed immediately, the infestation may require large-scale plant replacement. (Pic 34a>, 34b>)



Prosperity Lakes BLVD (Buckeye), Buckeye Rd

36. PLB medians have weed pressure noticeable immediately when turning into the neighborhood.

37. Median trees showing dieback and poor establishment continue to decline with no visible improvement; request update on diagnosis and treatment progress. (Pic. 37)



40. Tree rings along Buckeye Rd, especially around the magnolias, are becoming overgrown and neglected; ensure crews maintain these areas to match the high standard seen elsewhere in the neighborhood. (Pic. 40)



38. Median ground covers, perennial peanut and jasmine, are increasingly infested with weeds farther from the 301 entrance, indicating a drop in maintenance standards; clarify with the board whether this disparity is understood or if corrective action is expected.

39. Dead trees previously marked for removal are still standing along the fence on Buckeye Rd; please proceed with removal. (Pic. 39)



Proposals

1. Request proposal for pruning of all hardwoods with per-tree pricing, including any quantity-based discounts (e.g., reduced rates after 10 or 30 trees) and minimum service charges. (Pic 1>)
2. Request proposal for treatment of struggling trees, including application of biochar and Mitigrow along with soil decompaction; include per-tree pricing, any volume-based discounts, and minimum service charges if applicable.
3. Produce the most recent wet checks to help identify oversaturation issues.
4. Replace missing, dead, or declining Viburnum hedges throughout the community to restore uniformity and screening function. (Pic 4>)
5. Propose treatment for declining Viburnum, starting with closer monitoring of irrigation levels to prevent oversaturation; adjust watering schedule and inspect for drainage issues as needed.
6. Propose a long-term solution for recurring U-turn ruts at the median: consider filling the bump-out with drainage rock as an accommodation strategy, or installing boulders along the edge as a deterrence approach to prevent future damage. (Pic 6)



Prosperity Lakes

LANDSCAPE INSPECTION REPORT



July 17, 2025
Rizzetta & Company
Hunter Mimbs— Landscape Specialists



Rizzetta & Company
Professionals in Community Management

Summary & Prosperity Lakes BLVD (301)

General Updates, Recent & Upcoming Maintenance Events

The following are action items for **Steadfast Alliance** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. There are several areas where bed weeds are popping up, due to the heavy rainfalls we have been experiencing recently this is to be expected. Please be diligent with spot spraying small weeds and hand pulling large weeds.
5. In the turf on the medians along PLB there appears to be turf decline from continuous mowing on the same paths, There needs to be rotation in regards to mowing paths as to now create ruts as well as rip out healthy turf from the zero-turn mowers. (Pic 5)

2. In the landscape bed that runs parallell to the tennis court on Prosperity Lakes Blvd (PLB) there is a section of Viburnum that have died these need to be replaced. (Pic 2)



6. In the landscape beds throughout the property there is a lot of debris from the Bismarck Palms that needs to be picked up during services.



3. In the median on PLB there is what appears to be a leaking irrigation head, the buildup of algae on the curb, road and plant bed indicate to me that this leak has been happening for some time. Please repair.(Pic 3>)
4. The majority of the viburnums in the plant beds on PLB have grown to be waist high and appear to be healthy, we need to focus on trimming the tops of these hedgerows as to promote lateral growth and fill in to provide the privacy that they are intended for.

Prosperity Lakes BLVD (301)

7. There are several areas of exposed drip irrigation hoses as well Irrigation Control Valve boxes with lids that are missing or not properly secured. These need replaced.
8. We have noticed straps still in trees from installation, please replace them when you come across broken straps in trees.
9. The Flax-Lillies throughout the entirety of the property need to be dead-headed for previous blossoms as well as dead/dry leaves removed. Not staying proactive on this issue will cause flare ups of "volunteer" plants. (Pic 9)

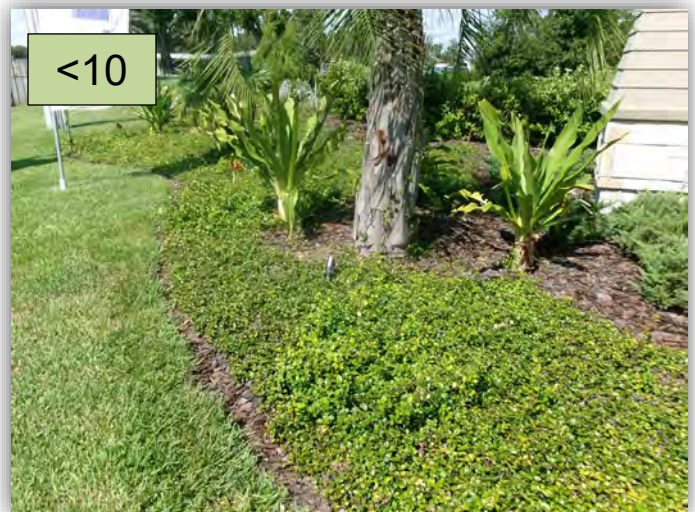


10. In the landscape bed at the exit monument of PLB & US 301, the jasmine minima is encroaching other plant materials as well as climbing up poles. Please address this issue before it gets out of control. (Pic 10>)
11. There areas where the bed edging is very faint and you have turf grass encroaching the plant beds.
12. A majority of the trees planted outside of the landscape beds have a severe lack of mulch that is causing weed growth. Please fill in these areas as your team comes across them.

13. At the entrance monument for PLB & US301 the perennial peanut planting between the Lantana and Juniper have died off. We need diagnose and replace the plants. (Pic 6)



14. In the entrance monument bed, the Jasmine minima plantings are really struggling, Please diagnose and treat these plantings accordingly. The jasmine plantings on the Exit monument across the street are flourishing we need these to do the same. (Pic 14>)
15. A majority of Crinum Lillies in the entrance monument plant beds are becoming overgrown and need to be cleaned up.
16. Please trim palm fronds that are touching monuments and/or other plants



Prosperity Lakes BLVD (301)



20. At the lift station on PLB all of the surrounding trees and plant materials are declining severely. Please diagnose and treat accordingly. (Pic 20)



17. This was noted on the last inspection, We need to prune all of the hardwood trees on site. Primarily the Live Oaks in landscape beds. They've already started encroaching plant materials, sidewalks as well as privacy fencing for homes. (Pic 17)



21. The plant beds along the lake banks are experiencing a lot of weed pressure, presumably from rain fall but this needs to be spot treated as to not exacerbate the issue.

22. The plant beds along the lakes on PLB need to have bed edges re-established to discourage encroachment from turf weeds.



18. In the median along PLB the turf is experiencing areas where multiple species of turf weeds are beginning to emerge, we need to identify and treat these weeds accordingly before they get out of control.

19. The majority of hardwood trees along PLB near new construction are experiencing decline and tip die-back I believe theyre planted too deep due to absence of flare root at the surface. (Pic 19>)

Prosperity Lakes BLVD, Fort Hamer, Lily Quartz

23. We have two fallen Live Oaks along the lake banks on PLB, These need to be up-righted and properly re-staked immediately. (Pic 23)



24. We have several hardwood trees along the lake banks that are dead and/or severely declined. We need to inspect the trees and attempt to diagnose the decline and replace these trees accordingly. (Pic 24)



25. The plant bed in the median at the intersection of PLB and Fort Hamer Rd have several areas of declined/dead Lantana, we need to diagnose and treat these plantings before they die off. (Pic 25>)

26. We have lost a section of Jasmine Minima in the median's plant bed at the intersection PLB and Lily Quartz Loop. We need to diagnose what the issue is and treat and/or replace them accordingly. There is a section of the same plants in the same bed that are thriving. (Pic 26)



27. In several areas along the roadside, and round-a-bouts we have damaged turf from vehicle traffic where trucks and/or trailers have ridden up the curb and caused ruts and removed turf, We need to repair these sections of turf and soil as we come across them so the problem doesn't exacerbate.



Prosperity Lakes BLVD (301), Lily Quartz, Fort Hamer

28. The Monument at the intersection of US 301 and Fort Hamer Rd needs to be spot sprayed for minor weed pressure in addition to plant trimming. (Pic 28)

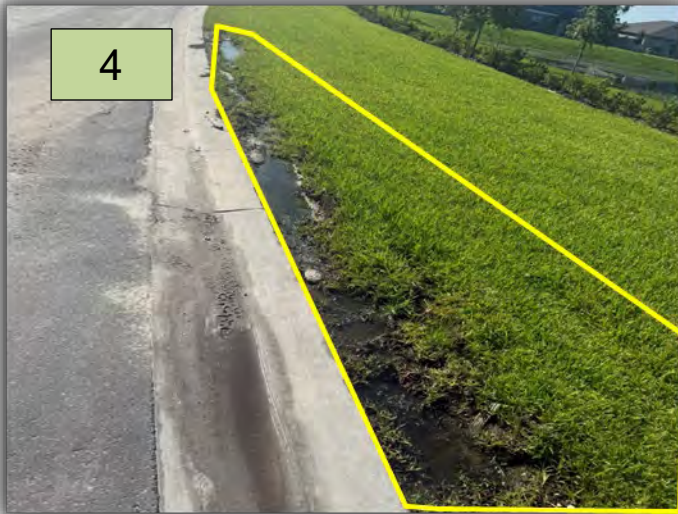


29. The plant beds at the entrance of Lily Quartz Loop need to be spot treated for weeds.
30. The jasmine Minima growth is spotty and struggling in certain sections. Please monitor these sections during services for any additional decline. (Pic 30)



Proposals

1. Produce the most recent wet checks to help identify oversaturation issues.
2. Replace missing, dead, or declining Viburnum hedges throughout the community to restore uniformity and screening function. Use 3 gallon plants with existing spacing (Pic 2>)
3. Propose treatment for declining Viburnum, starting with closer monitoring of irrigation levels to prevent oversaturation; adjust watering schedule and inspect for drainage issues as needed. (Pic 3>)
4. Propose a long-term solution for recurring U-turn ruts at the median: consider filling the bump-out with drainage rock as an accommodation strategy, or installing boulders along the edge as a deterrence approach to prevent future damage. (Pic 4)



TAB 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 28, 2025 @ 11:00am
- **TRIM Roll:** Deadline for submission of TRIM assessments to property appraiser August 1, 2025
- **Final Roll:** Deadline for submission of the finalized assessments to property appraiser September 15, 2025
- **Debt Service:** Principal and Interest Payment Due December 15, 2025

District Manager's Report

July 24

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment
Balance:

\$678,577

Debt Service Fund Investment
Balance:

\$736,375

**Total Cash and Investment
Balances:**

\$1,414,952

General Fund Expense Variance:

\$277,169

Under Budget



- Angela and I have been addressing several concerns from residents regarding the ponds and mowing. Sitex and Steadfast have both been very responsive as we work through this part of the season which is always challenging.
- Investment options to be presented to the board for consideration at the August meeting.
- The scheduled semi-annual interest payment on the Series 2023 Bonds was made on June 15th in the amount of \$253,592. Next scheduled payment is due on December 15th totaling \$378,592 for principal and interest.
- The fountain maintenance company was terminated for cause. New company has been hired and their first treatment of the fountains was on July 16th. Their service report is attached.

Thank you for choosing Cooper Pools, your service is now complete.



Hi ,

The technician completed today's scheduled service. All tasks were performed according to the maintenance plan with great attention to detail. For any further assistance or inquiries, please do not hesitate to contact us.

Cooper Pools Inc







Pump On



DATE OF SERVICE

July 16, 2025 at 1:05 PM

LOCATION

301/Prosperity Lakes Blvd
Parrish, FL 34219

SERVICED BY

Bob Bowling

301PROSPERITY SERVICE INFO

READINGS

0 ppm free chlorine

9.0 pH

30.0 ppm total alkalini uy. vty

0 ppm stabalizer

CHEMICALS ADDED

½ jug liquid chlorine

¼ gal pH ↓

¼ lbs cyanuric acid

SERVICES PERFORMED

Skim Off Any Debris Pool Surface & Surrounding Area

Scrub the pool walls & floor with a brush to loosen any dirt & stains

Clean the Pool Filter

Pump On

BUCKEYE SERVICE INFO

READINGS

0 ppm free chlorine

9.0 pH

30.0 ppm total alkalini uy. vty

0 ppm stabalizer

CHEMICALS ADDED

½ jug liquid chlorine

¼ gal pH ↓

¼ lbs cyanuric acid

SERVICES PERFORMED

Skim Off Any Debris Pool Surface & Surrounding Area

Scrub the pool walls & floor with a brush to loosen any dirt & stains

Clean the Pool Filter

Pump On

Cooper Pools Inc
4740B Allen Rd
Zephyrhills FL 33541