



Rizzetta & Company

# Prosperity Lakes Community Development District

---

## Board of Supervisors' Meeting August 28, 2025

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

[prosperitylakescdd.org](http://prosperitylakescdd.org)

**Prosperity Lakes Community Development District**  
Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219  
[www.prosperitylakescdd.com](http://www.prosperitylakescdd.com)

<b>Board of Supervisors</b>	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company
<b>District Counsel</b>	John Vericker	Straley, Robin, & Vericker, P.A.
<b>Interim Engineer</b>	Jeb Mulock	ZNS Engineering

**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](http://www.prosperitylakescdd.org)

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

August 20, 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 July 24, 2025 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for July 2025 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Investment Options
  - B. Ratification of GIG Addendum ..... Tab 3
  - C. Consideration of District Management Contract ..... Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Fountain Report ..... Tab 5
  - D. Sitex Aquatics Report ..... Tab 6
  - E. Field Inspection Services Report ..... Tab 7
  - F. District Manager..... Tab 8
    - i. Presentation of Website Compliance Report ..... Tab 9
- 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, July 24, 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	<b>Chairman</b>
Lori Campagna	<b>Vice Chairman</b>
Chris Hall	<b>Assistant Secretary</b>
Ben Gainer	<b>Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company. Inc</b>
Angela Savinon	<b>District Manager, Rizzetta &amp; Company. Inc</b>
KC. Hopkinson	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering (via phone)</b>

Audience	<b>None</b>
----------	-------------

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience members to start meeting.

44 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
45 **of Supervisors Regular Meeting Held**  
46 **on May 22, 2025**  
47

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 May 22, 2025, as presented, for Prosperity Lakes Community Development District.

48  
49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**  
50 **Maintenance Expenditures for May &**  
51 **June 2025**  
52

On a motion by Ms. Campagna, seconded by Mr. Gainer, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for May 2025 (\$73,581.21) and June 2025 (\$87,594.46), for Prosperity Lakes Community Development District.

53  
54 **FIFTH ORDER OF BUSINESS** **Consideration of GIG Fiber Solar Street**  
55 **Light Addendum Regarding Insurance**  
56 **Terms (under separate cover)**  
57

58 Ms. Hopkinson stated we do not have an updated addendum. The new counsel for  
59 GIG is reviewing the agreement.  
60

61 **SIXTH ORDER OF BUSINESS** **Consideration of Steadfast Sidewalk**  
62 **Repair Proposal (under separate cover)**  
63

64 A discussion was held regarding the minor cracks in a few areas. Lennar agreed  
65 that these should be addressed as part of the warranty and not a district expense.  
66

67 **SEVENTH ORDER OF BUSINESS** **Ratification of Steadfast Solenoid**  
68 **Repair Proposal**  
69

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously ratified Steadfast Solenoid Repair proposal, for Prosperity Lakes Community Development District.

70  
71  
72  
73  
74  
75  
76

77  
78 **EIGHTH ORDER OF BUSINESS** **Consideration of Steadfast Fence**  
79 **Proposal (under separate cover)**  
80

81 This is for locking up the fountain, still waiting on proposal. This proposal was tabled.  
82

83  
84 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2025-05;**  
85 **Replacing an Assistant Secretary**  
86

On a motion by Ms. Evans, seconded by Ms. Campagna, the Board unanimously approved Resolution 2025-05; Replacing an Assistant Secretary, for Prosperity Lakes Community Development District.

87  
88 **TENTH ORDER OF BUSINESS** **Ratification of Fountain Maintenance**  
89 **Termination Letter**  
90

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously ratified the Fountain Maintenance Termination Letter for Cosmic Pools, for Prosperity Lakes Community Development District.

91  
92 **ELEVENTH ORDER OF BUSINESS** **Ratification of Fountain Maintenance**  
93 **Contract**  
94

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously ratified the Fountain Maintenance contract for Cooper Pools, for Prosperity Lakes Community Development District.

95  
96 *An audience member joined the meeting*  
97

98 **TWELFTH ORDER OF BUSINESS** **Public Hearing on Final Budget for**  
99 **Fiscal Year 2025-2026**  
100

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously opened the public hearing, for Prosperity Lakes Community Development District.

101  
102 An audience member addressed the Board regarding water management being  
103 moved to the CDD.  
104

105 Ms. Campagna stated thirty (30) street lights are in the wrong spot.  
106  
107

108

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously closed the public hearing, for Prosperity Lakes Community Development District.

109

110

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06;  
Adopting Final Budget for Fiscal Year  
2025-2026**

111

112

113

114

No changes to budget.

115

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-06; Adopting Final Budget for Fiscal Year 2025-2026, for Prosperity Lakes Community Development District.

116

117

**FOURTEENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-  
2026 Assessments**

118

119

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously opened the public hearing, for Prosperity Lakes Community Development District.

120

121

No public comments.

122

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously closed the public hearing, for Prosperity Lakes Community Development District.

123

124

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07;  
Levying O&M Assessments for Fiscal  
Year 2025-2026**

125

126

127

On a motion by Ms. Campagna, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026, for Prosperity Lakes Community Development District.

128

129

130

131

132

133

134

135

136

137  
138  
139  
140  
141

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08;  
Approving Fiscal Year 2025-2026  
Meeting Schedule**

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved Resolution 2025-08; Approving Fiscal Year 2025-2026 meeting schedule, for Prosperity Lakes Community Development District.

142  
143  
144  
145  
146  
147  
148  
149

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of 2024-2025 Goals &  
Objectives Report**

The 2024-2025 Goals & Objectives report needs to be completed and posted on the website by December 1, 2025. The Board Discussed and agreed that all goals have been achieved once the adopted budget has been posted on the website.

On a motion by Ms. Evans, seconded by Mr. Gainer, the Board unanimously approved 2024-2025 Goals & Objectives report, for Prosperity Lakes Community Development District.

150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175

**EIGHTEENTH 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**

Ms. Evans requested that Hunter attend the next meeting. Ms. Evans also asked why no response was received from Steadfast.

**E. District Manager**

Mr. Brizendine advised that the next meeting date is August 28, 2025, at 11:00 a.m.

Mr. Brizendine reviewed his report and told the Board that he would bring investment options for consideration at the next meeting.

176 **NINETEENTH ORDER OF BUSINESS** **Supervisor Requests**

177  
178 Ms. Evans asked that Steadfast remove all snipe signs when they see them.

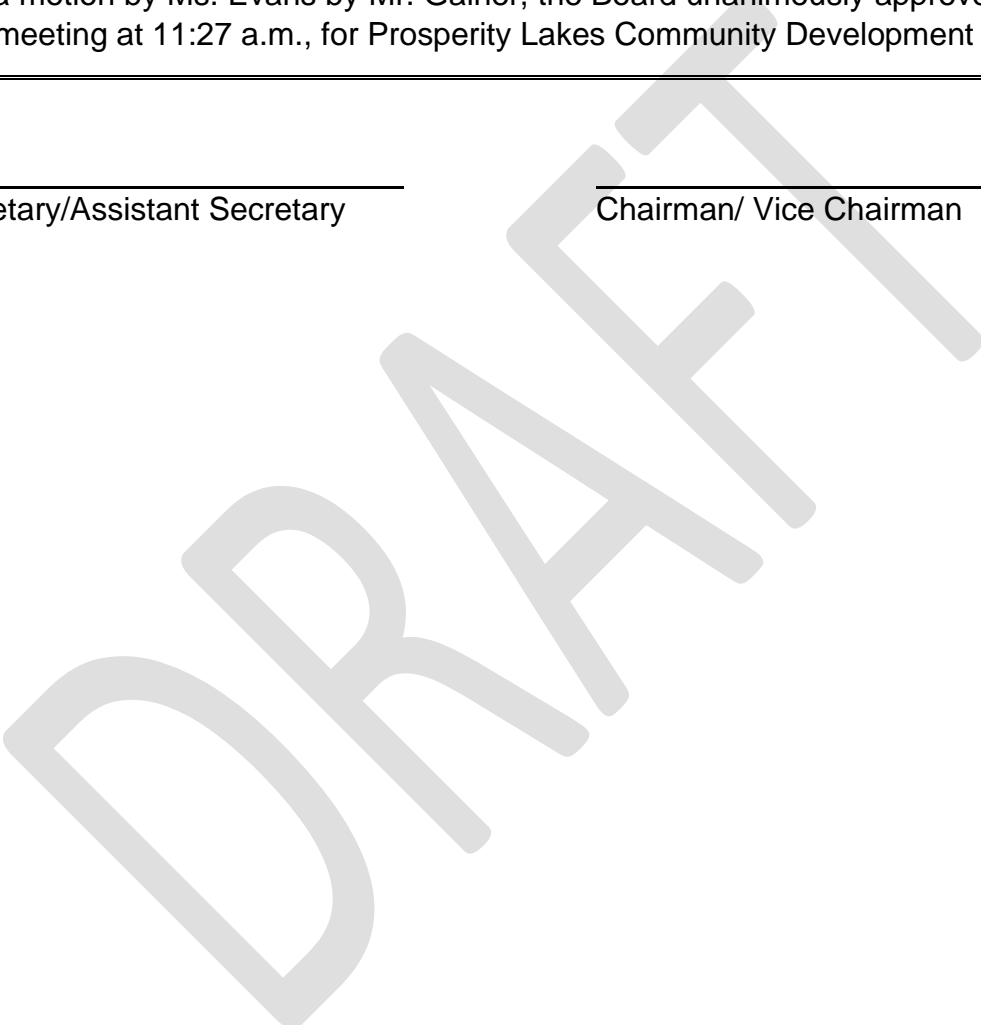
179  
180 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

181  
182 Mr. Brizendine stated that if there was no further business to come before the  
183 Board, then a motion to adjourn would be in order.

184  

On a motion by Ms. Evans by Mr. Gainer, the Board unanimously approved to adjourn the meeting at 11:27 a.m., for Prosperity Lakes Community Development District.
---

185  
186  
187  
188 \_\_\_\_\_  
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 July 2025 For Board Approval

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

The total items being presented:     **\$75,570.16**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Prosperity Lakes Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 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	100385	i6935	Monthly Well Inspections 07/25	\$ 720.00
Benjamin D Gainer	100386	BG072425	Board of Supervisor Meeting 07/24/25	\$ 200.00
Christopher James Hall	100387	CH072425	Board of Supervisor Meeting 07/24/25	\$ 200.00
Cooper Pools Remodeling & Resurfacing Inc	100388	2025-920	Monthly Commercial Fountain Services 07/25	\$ 300.00
GHS Environmental LLC	100389	2025-427	Monthly Meter Readings 06/25	\$ 250.00
Gig Fiber, LLC	100390	4838	Street Light Lease Ph 2A 4A 07/25	\$ 2,523.50
Gig Fiber, LLC	100390	4839	Solar Lights Ph 2B 4B 07/25	\$ 1,905.50
Gig Fiber, LLC	100390	4840	Solar Lights Ph 1A 07/25	\$ 3,656.50
Gig Fiber, LLC	100390	4841	Solar Lights Mail Kiosk 07/25	\$ 154.50
Gig Fiber, LLC	100390	4842	Solar Lights Ph 1B 07/25	\$ 3,141.50
Harrison Ranch CDD	100352	PL0725-01	Meeting Rental 05/22/25	\$ 75.00
Kelly Evans	100391	KE072425	Board of Supervisor Meeting 07/24/25	\$ 200.00

# Prosperity Lakes Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lori Campagna	100392	LC072425	Board of Supervisor Meeting 07/24/25	\$ 200.00
Manatee County Utilities Department	100397	100226217 05/25	13685 Prosperity Lakes Blvd. 05/25	\$ 3,987.44
Manatee County Utilities Department	20250718-1	100227753 6/25	13155 Shimmering Amethyst CT 06/25	\$ 1,148.67
Manatee County Utilities Department	20250718-1	100247252 7/25	11865 Prosperity Lakes Blvd 07/25	\$ 5.00
Peace River Electric Cooperative, Inc.	100353	PREC Electric Summary 06/25	PREC Electric Summary 06/25	\$ 4,123.36
Rizzetta & Company, Inc.	100351	INV0000100506	District Management Fees 07/25	\$ 5,466.67
Sitex Aquatics, LLC	100393	10007-B	Trash Pickup 06/25	\$ 500.00
Sitex Aquatics, LLC	100393	9982-B	Aquatic Maintenance 07/25	\$ 8,124.00
Steadfast Contractors Alliance, LLC	100394	SA-13218	Irrigation Repairs 06/25	\$ 680.00
Steadfast Contractors Alliance, LLC	100394	SA-13227	Irrigation Repairs 06/25	\$ 442.50
Steadfast Contractors Alliance, LLC	100394	SA-13449	Landscape Maintenance -Phase 1A & 1B 07/25	\$ 31,879.50

# Prosperity Lakes Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 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	100398	SA-13825	Irrigation Repairs 07/25	\$ 1,612.74
Steadfast Contractors Alliance, LLC	100398	SA-13834	Irrigation Repairs 07/25	\$ 617.78
Straley Robin Vericker	100354	26810	Legal Services 06/25	<u>\$ 3,456.00</u>
<b>Report Total</b>				<b><u>\$ 75,570.16</u></b>



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 #: 15396

Transaction Date: 7/17/2025

Terms: Net 30

Invoice Due Date: 8/16/2025

**Invoice #: i6935**

**RECEIVED**  
07/17/25

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

Subtotal: \$720.00

Total: \$720.00

Balance Due: \$720.00



# ACCURATE DRILLING SOLUTIONS LLC

**Prosperity Lakes 1A Primary and Pilot Pumps  
13627 Sunset Sapphire Court , Parrish, FL 34219**



## Monthly Pump System Inspection

### Components and Systems Inspected:

- Surge Suppressor
- Rotation Monitor
  - Buss Fuses
- Condition of Filters
  - Ohms of Motor
- Continuity of Windings
- Confirmation of Telemetrics

Surge Suppressor



The three lights on the Surge Suppressor show that the system is working correctly. (Please note: The lights are very difficult to get in one photo, if there is any issue it will be noted in the Synopsis)

Rotation Monitor



The Rotation Monitor shows if any electrical work has been performed on the transformer supplying power to the site, as this may cause issues with the correct motor rotation.

Buss Fuses

Limitron JKS Series / Class J Fast Acting Fuse / Current Limiting

Primary Pump - 150A / 600V

Pass  
Pass  
Pass

Pilot Pump - 30A / 600V

Pass  
Pass  
Pass

## Panel Air Filtration

### Intake



Filters should be changed out as needed to ensure proper air flow to the electrical panel.

Replacement needs will be addressed in the Synopsis.

### Outflow



Filters should be changed out as needed to ensure proper air flow to the electrical panel.

Replacement needs will be addressed in the Synopsis.



## Motor Testing

\* All Testing is performed at a base of 1800 RPM \*

	Primary Pump		Pilot Pump	
System Specifications	60 HP 460V 3PH		7.5 HP 460V 3 PH	
Motor Amperage	R	31.0	R	3.8
	Y	30.0	Y	3.1
	B	31.0	B	3.0
Motor Resistance	BY	0.5	BY	3.8
	RY	0.5	RY	3.7
	BR	0.5	BR	3.8

Ohms	Testing the windings in the motors to detect wear and tear			
	Pass		Pass	

Continuity	Testing to ensure there is no electrical leakage to ground			
	Pass		Pass	

Communication	Testing Subscription to Grundfos Connect			
	Pass		Pass	

Alarms	Testing for Alarm Codes			
	Pass		Pass	

Control System	Testing of Control System			
	Pass		Pass	

## Forsta Filters

### Primary Pump



Visual Inspection of the Forsta filtration for leaks or damage.

Alarms Present: N

### Pilot Pump



Visual Inspection of the Forsta filtration for leaks or damage.

Alarms Present: N

A Backwash cycle is initiated at each inspection on each filter to ensure correct functionality

Pressure Tanks

Tank Size	Primary Pump 85 gallon	Pilot Pump 32 gallon
Tank PSI	40 psi	40 psi

All bladder tanks are checked for correct functionality and PSI to alleviate any short-cycling

Digital Flow Meters

Primary Pump



Current Reading  
426

Previous Reading  
125730735

Pilot Pump



Current Reading  
9423371

Previous Reading  
125732233

### Monthly Synopsis of System

Intake filter at 0% and outgoing filter at 75%. Manually flushed both filters. Quote for filter replace will be sent separate



# ACCURATE DRILLING SOLUTIONS LLC

**Prosperity Lakes 1B Primary and Pilot Pumps  
11875 Prosperity Lakes Boulevard, Parrish, FL 34219**



## Monthly Pump System Inspection

Components and Systems Inspected:

- Surge Suppressor
- Rotation Monitor
  - Buss Fuses
- Condition of Filters
  - Ohms of Motor
- Continuity of Windings
- Confirmation of Telemetrics

Surge Suppressor



The three lights on the Surge Suppressor show that the system is working correctly. (Please note: The lights are very difficult to get in one photo, if there is any issue it will be noted in the Synopsis)

Rotation Monitor



The Rotation Monitor shows if any electrical work has been performed on the transformer supplying power to the site, as this may cause issues with the correct motor rotation.

Buss Fuses

Limitron JKS Series / Class J Fast Acting Fuse / Current Limiting

Primary Pump - 150A / 600V

Pilot Pump - 30A / 600V

Pass  
Pass  
Pass

Pass  
Pass  
Pass

Pass  
Pass  
Pass

Pass  
Pass  
Pass

## Panel Air Filtration

### Intake



Filters should be changed out as needed to ensure proper air flow to the electrical panel.

Replacement needs will be addressed in the Synopsis.

### Outflow



Filters should be changed out as needed to ensure proper air flow to the electrical panel.

Replacement needs will be addressed in the Synopsis.

## Motor Testing

\* All Testing is performed at a base of 1800 RPM \*

	Primary Pump		Pilot Pump	
System Specifications	60 HP 460V 3PH		7.5 HP 460V 3 PH	
Motor Amperage	R	26	R	3.8
	Y	27	Y	3.8
	B	28	B	3.8
Motor Resistance	BY	0.5	BY	3.4
	RY	0.5	RY	3.3
	BR	0.5	BR	3.8

Ohms	Testing the windings in the motors to detect wear and tear			
	Pass		Pass	

Continuity	Testing to ensure there is no electrical leakage to ground			
	Pass		Pass	

Communication	Testing Subscription to Grundfos Connect			
	Pass		Pass	

Alarms	Testing for Alarm Codes			
	Pass		Pass	

Control System	Testing of Control System			
	Pass		Pass	



## Forsta Filters

### Primary Pump



Visual Inspection of the Forsta filtration for leaks or damage.

Alarms Present: Y

### Pilot Pump



Visual Inspection of the Forsta filtration for leaks or damage.

Alarms Present: N

A Backwash cycle is initiated at each inspection on each filter to ensure correct functionality

Pressure Tanks

Tank Size	Primary Pump 85 gallon	Pilot Pump 32 gallon
Tank PSI	40 psi	40 psi

All bladder tanks are checked for correct functionality and PSI to alleviate any short-cycling

Digital Flow Meters

Primary Pump



Current Reading  
126057947

Previous Reading  
113284276

Pilot Pump



Current Reading  
3054370

Previous Reading  
2656244

### Monthly Synopsis of System

Intake filter at 40%, Outgoing filter at 80%. Systems are all operational, no alarms , no warnings

**Prosperity Lakes**  
Meeting Date: July 24, 2025

**RECEIVED**  
 07/25/25

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Kelly Evans	✓	KE072425
Ben Gainer	✓	BG072425
Chris Hall	✓	CH072425
Lori Campagna	✓	LC072425
Charlie Peterson		

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:00
Meeting End Time:	11:27
Total Meeting Time:	:27

Time Over \_\_\_\_\_ (?) Hours: Ø

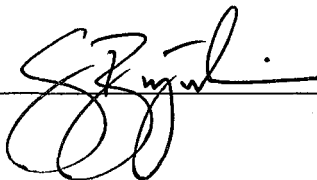
Total at \$ \_\_\_\_\_ per Hour: Ø

**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: \_\_\_\_\_



# INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



## Cleaning Commercial Acct:Rizzetta & Company:Prosperity Lakes CDD

**Bill to**  
Prosperity Lakes CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614 United States

**Ship to**  
Prosperity Lakes CDD  
301/Prosperity Lakes Blvd  
Parrish, FL 34219  
United States

### Invoice details

Invoice no.: 2025-920  
Terms: Net 30  
Invoice date: 07/16/2025  
Due date: 08/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Monthly Commercial Fountain Service</b>	Commercial Monthly Fountain Service July Prorated Start Date July 16	1	\$300.00	\$300.00

**Total \$300.00**

### Ways to pay



[View and pay](#)

**RECEIVED**  
07/16/2025



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

# Invoice

Date: 7/2/2025  
 Invoice #: 2025-427

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:
8/1/2025	June 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	50.00%	250.00

**RECEIVED**  
 07/02/2025

<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>	<b>Total</b>	<b>\$250.00</b>
<p>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.  <b>THANK YOU FOR YOUR BUSINESS!</b></p>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$250.00</b>

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

# INVOICE



Invoice #: 4838  
Invoice Date: 07/01/25  
**Amount Due: \$2,523.50**

**Bill To:**

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

<b>Due Date</b>
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2A - 4A_July 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



Invoice #: 4839  
Invoice Date: 07/01/25  
**Amount Due: \$1,905.50**

**Bill To:**

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

<b>Due Date</b>
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2B - 4B_July 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 #: 4840  
Invoice Date: 07/01/25  
**Amount Due: \$3,656.50**

**Bill To:**

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

<b>Due Date</b>
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - 2023 Amendment - Phase 1A_July 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 #: 4841  
Invoice Date: 07/01/25  
Amount Due: \$154.50

**Bill To:**

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

<b>Due Date</b>
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Mail Kiosk, 2nd Amendment_July 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 #: 4842  
Invoice Date: 07/01/25  
**Amount Due: \$3,141.50**

**Bill To:**

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

<b>Due Date</b>
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Prosperity Lakes CDD - Phase 1B_July 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>



# Harrison Ranch

# INVOICE

**Community Development District**

3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
Phone 813.533.2950


**DATE:** July 1, 2025

**Bill To:**

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

**INVOICE:** PL0725-01

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 05/22/2025	75.00
<b>TOTAL</b>		<b>\$75.00</b>



Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

**Invoice Payment Terms:**

**Due Date:**

**July 31, 2025**



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

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

PROSPERITY LAKES COMMUNITY  
13685 PROSPERITY LAKES BLVD



Amount Due	\$3,987.44
Please Pay By	13-Aug-2025
Account Number	100226217

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$3,987.44
<b>Total Amount Due</b>	<b>\$3,987.44</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70420428				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	8941	05/20	13620	467.9 kgal
05/21	13620	06/18	23014	939.4 kgal


**Important Information**

- The 2024 Drinking Water Quality Summary is now available at [mymanatee.org/waterquality](http://mymanatee.org/waterquality). In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

Charge Details		Service Period 04/22 - 06/18 (58 Days)	
Auto Flush Permanent (Meter # 70420428) (04/22 - 05/31)			
Auto Flush Base Rate	1.33 month(s) x \$63.79		\$85.05
Auto Flush Base Rate	0.6 month(s) x \$73.58		\$44.15
Auto Flush Consumption	467.9 kgal x \$2.58		\$1,207.18
Auto Flush Consumption	356.32 kgal x \$2.58		\$919.31
Auto Flush Consumption	583.08 kgal x \$2.97		\$1,731.75
<b>Total New Charges</b>			<b>\$3,987.44</b>
<b>Total Amount Due</b>			<b>\$3,987.44</b>



**View & Pay Your Bill Online:** Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **N16FCN19** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	13685 PROSPERITY LAKES BLVD
	ACCOUNT NUMBER	100226217
	BILLING DATE	23-Jul-2025
	DUE DATE	13-Aug-2025
	TOTAL AMOUNT DUE	\$3,987.44
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		<b>AMOUNT PAID</b>
<b>ADDRESSEE:</b>		<b>MAKE CHECKS PAYABLE TO MCUD</b>

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

100226217200003987440000000



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



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



PROSPERITY LAKES COMMUNITY  
12750 LILY QUARTZ LOOP

Amount Due	\$1,148.67
Please Pay By	18-Jul-2025
Account Number	100227753

Account Summary	
Previous Amount Due	\$544.96
Payments Received	-\$544.96
Balance Forward	\$0.00
Contract Charges	\$1,148.67
<b>Total Amount Due</b>	<b>\$1,148.67</b>


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449666				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	10606 *	06/19	14444	383.8 kgal
* Indicates an estimated read				

Charge Details		Service Period 05/19 - 06/19 (32 Days)	
Auto Flush Permanent (Meter # 70449666) (05/19 - 05/31)			
Auto Flush Base Rate	0.41 month(s) x \$63.79		\$25.91
Auto Flush Base Rate	0.59 month(s) x \$73.58		\$43.69
Auto Flush Consumption	155.92 kgal x \$2.58		\$402.27
Auto Flush Consumption	227.88 kgal x \$2.97		\$676.80
<b>Total New Charges</b>			<b>\$1,148.67</b>
<b>Total Amount Due</b>			<b>\$1,148.67</b>

### 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](http://mymanatee.org/bigbin).

**View & Pay Your Bill Online:** Visit [mymanatee.org/utilities](http://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>	SERVICE ADDRESS	12750 LILY QUARTZ LOOP
	ACCOUNT NUMBER	100227753
	BILLING DATE	27-Jun-2025
	DUE DATE	18-Jul-2025
	TOTAL AMOUNT DUE	\$1,148.67
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		<b>AMOUNT PAID</b>
<b>ADDRESSEE:</b>		<b>MAKE CHECKS PAYABLE TO MCUD</b>

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

100227753Z0000114867000000

# MCUD

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

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



PROSPERITY LAKES COMMUNITY  
12928 IRIS AMBER CV

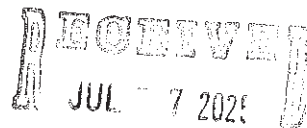
Amount Due	\$5.00
Please Pay By	18-Jul-2025
Account Number	100247252



Account Summary	
Previous Amount Due	\$0.00
Payments Received	-\$1,915.00
Balance Forward	-\$1,915.00
Contract Charges	\$0.00
Other Charges	\$1,920.00
<b>Total Amount Due</b>	<b>\$5.00</b>

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

Charge Details	
Other Charges	
Water installation connection	\$590.00
Field trip new services	\$30.00
Deposit	\$1,300.00
<b>Total New Charges</b>	<b>\$1,920.00</b>
Balance Forward	-\$1,915.00
<b>Total Amount Due</b>	<b>\$5.00</b>



**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](http://mymanatee.org/bigbin).

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **YHA14U1R** (do not share this code)



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

SERVICE ADDRESS	12928 IRIS AMBER CV
ACCOUNT NUMBER	100247252
BILLING DATE	27-Jun-2025
DUE DATE	18-Jul-2025
TOTAL AMOUNT DUE	\$5.00

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

AMOUNT PAID

ADDRESSEE

MAKE CHECKS PAYABLE TO MCUD

MT80630C 6500 1 MB 0.622  
7000006595 00.0022.0219 6500/1



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

10024725200000005000000000

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

**05/29/25-06/29/25**

**Statement Date: 07/07/25**

**Due Date 07/28//25**

**RECEIVED**  
07/22/25

<u>Acct #</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
205086001	11865 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 1,694.01
205086002	13310 Prosperity Lakes Blvd Pump	1-53100-4318	\$ 1,972.22
205086003	12125 Prosperity Lakes Blvd Entry Monument	1-53100-4301	\$ 43.36
205086004	12848 Ft Hamer Rd Monument/Fountain	1-53100-4301	\$ 202.70
205086005	13685 Prosperity Lakes Blvd Monument/Fountain	1-53100-4301	\$ 211.07

**TOTAL** \$ 4,123.36

**001-53100-4318** \$ 3,666.23

**001-53100-4301** \$ 457.13

**\$ 4,123.36**





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## PROSPERITY LAKES CDD

Bill Date 07/07/2025  
Account # 205086001  
Member # 210206

**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

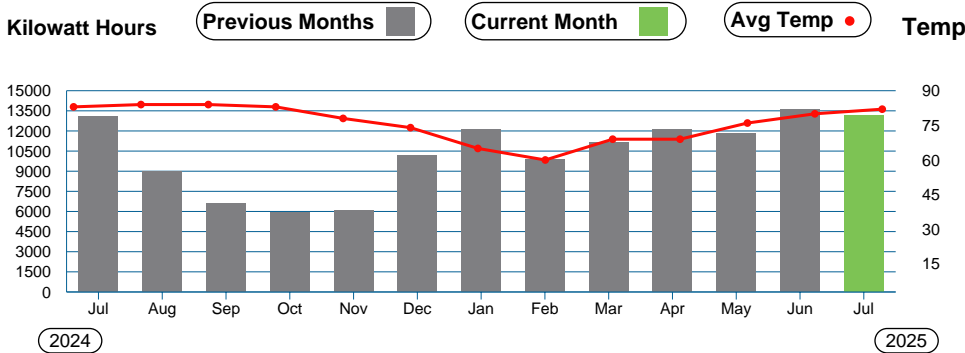


**TOTAL AMOUNT DUE**

# \$1,694.01

Pay by  
**07/28/2025**

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**13,160 kWh**

This Month  
31 Days

**13,599 kWh**

Last Month  
30 Days

**13,088 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**425 kWh**

Use

**\$51.66 Day**

Cost  
not including  
taxes and fees

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 \$1,694.01**  
Pay by 07/28/2025



2882 0 MB 0.622  
PROSPERITY LAKES CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

5 2882  
C-10

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



110260205086001000169401000174483070720255

**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	05/29/2025	06/29/2025	196,221	209,381	1.0	13,160	58.26

Account Summary		Current Charges		GSD-S
Previous Balance	\$1,713.08	Facilities Use Charge		\$110.00
Payment(s) Made	-\$1,713.08	Energy Charge	13,160 kWh @ 0.083	\$1,092.28
<b>Balance Forward</b>	<b>\$0.00</b>	CPA	13,160 kWh @ -0.008	-\$105.28
Current Charges	\$1,694.01	Billed Demand	58.260 kW @ 8.660	\$504.53
<b>Total Amount Due</b>	<b>\$1,694.01</b>	Property Tax Recovery Fee		\$50.13
		Gross Receipts Tax		\$42.35
		<b>Total Current Charges</b>		<b>\$1,694.01</b>
<b>Total Amount Due</b>				<b>\$1,694.01</b>

Too much mail? Let us help you clear the clutter.  
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!



Grand Prize Drawing – August 30  
Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



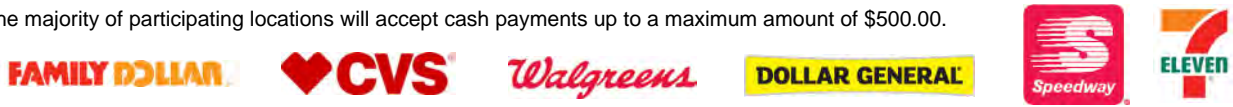
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



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](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).

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

## PROSPERITY LAKES CDD

Bill Date 07/07/2025  
Account # 205086002  
Member # 210206

**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

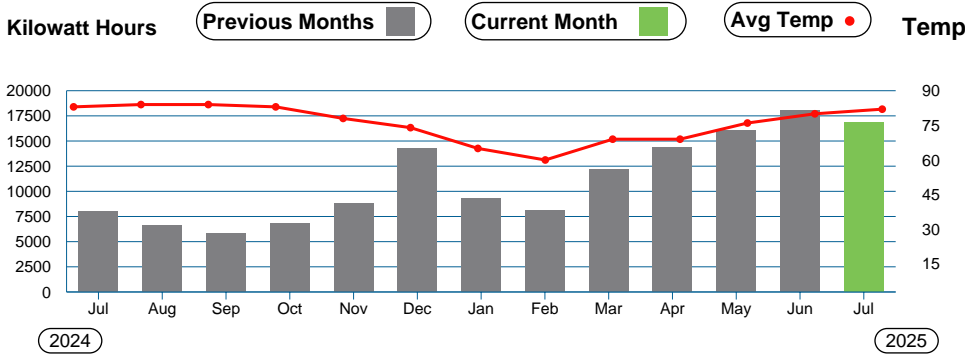


**TOTAL AMOUNT DUE**

# \$1,972.22

Pay by  
**07/28/2025**

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**16,865 kWh**

This Month  
31 Days

**18,001 kWh**

Last Month  
30 Days

**7,977 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**544 kWh**

Use

**\$60.15 Day**

Cost  
not including  
taxes and fees

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 \$1,972.22**  
Pay by **07/28/2025**



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

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



**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	05/29/2025	06/29/2025	202,325	219,190	1.0	16,865	56.544

Account Summary	
Previous Balance	\$2,046.69
Payment(s) Made	-\$2,046.69
<b>Balance Forward</b>	<b>\$0.00</b>
Current Charges	\$1,972.22
<b>Total Amount Due</b>	<b>\$1,972.22</b>

Current Charges		GSD-S
Facilities Use Charge		\$110.00
Energy Charge	16,865 kWh @ 0.083	\$1,399.80
CPA	16,865 kWh @ -0.008	-\$134.92
Billed Demand	56.544 kW @ 8.660	\$489.67
Property Tax Recovery Fee		\$58.36
Gross Receipts Tax		\$49.31
<b>Total Current Charges</b>		<b>\$1,972.22</b>

**Total Amount Due \$1,972.22**

Too much mail? Let us help you clear the clutter.  
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!



Grand Prize Drawing - August 30  
Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.




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](http://pay.vanilladirect.com/pages/retailers)



799366433650001102602050860020

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

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

PROSPERITY LAKES CDD

Bill Date  
Account #  
Member #

07/07/2025  
205086003  
210206

**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

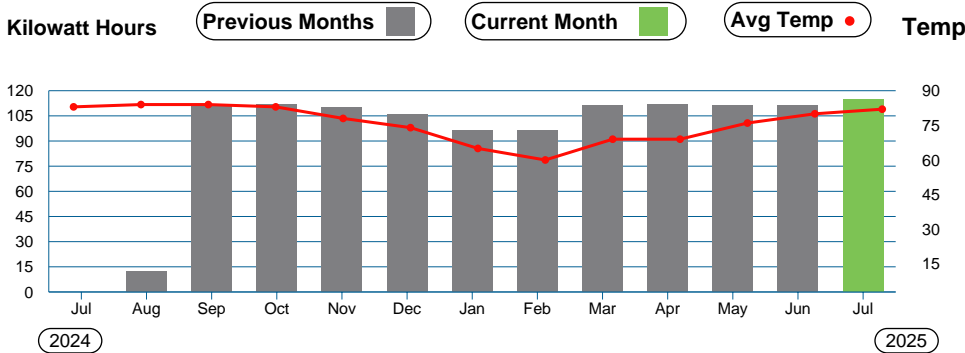


**TOTAL AMOUNT DUE**

# \$43.36

Pay by  
**07/28/2025**

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**115 kWh**

This Month  
31 Days

**111 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

## Your Average Daily Use

**4 kWh**

Use

**\$1.32 Day**

Cost  
not including  
taxes and fees

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 \$43.36**  
Pay by 07/28/2025



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

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





**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	05/29/2025	06/29/2025	1,089	1,204	1.0	115	0.159
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$42.77				\$28.00
Payment(s) Made			-\$42.77				\$13.92
<b>Balance Forward</b>			<b>\$0.00</b>				-\$0.92
Current Charges			\$43.36				\$1.28
<b>Total Amount Due</b>			<b>\$43.36</b>				<b>\$1.08</b>
<b>Total Current Charges</b>							<b>\$43.36</b>
<b>Total Amount Due</b>							<b>\$43.36</b>

Too much mail? Let us help you clear the clutter.  
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!



Grand Prize Drawing – August 30  
Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.




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](http://pay.vanilladirect.com/pages/retailers)



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](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).

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

## PROSPERITY LAKES CDD

Bill Date | 07/07/2025  
Account # | 205086004  
Member # | 210206

**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

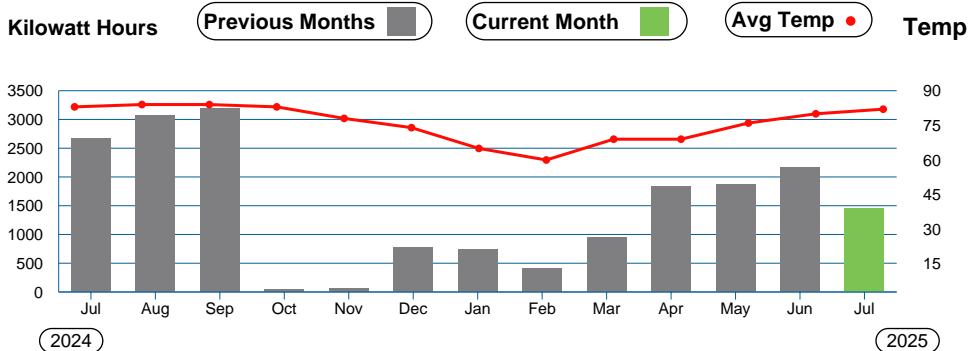


**TOTAL AMOUNT DUE**

# \$202.70

Pay by  
**07/28/2025**

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,448 kWh**

This Month  
31 Days

**2,170 kWh**

Last Month  
30 Days

**2,663 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**47 kWh**

Use

**\$6.18 Day**

Cost  
not including  
taxes and fees

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 \$202.70**  
Pay by 07/28/2025



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

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









# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## PROSPERITY LAKES CDD

Bill Date | 07/07/2025  
Account # | 205086005  
Member # | 210206

**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

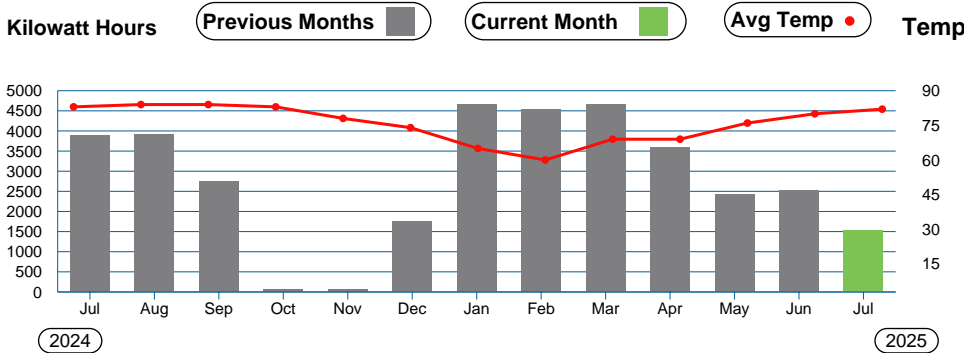


**TOTAL AMOUNT DUE**

# \$211.07

Pay by  
**07/28/2025**

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,518 kWh**

This Month  
31 Days

**2,510 kWh**

Last Month  
30 Days

**3,880 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**49 kWh**

Use

**\$6.44 Day**

Cost  
not including  
taxes and fees

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 \$211.07**  
Pay by 07/28/2025



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

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



**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	05/29/2025	06/29/2025	57,868	59,386	1.0	1,518	6.364

Account Summary			Current Charges			GS-S	
Previous Balance		\$326.97	Facilities Use Charge			\$28.00	
Payment(s) Made		-\$326.97	Energy Charge	1,518 kWh @ 0.121		\$183.68	
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	1,518 kWh @ -0.008		-\$12.14	
Current Charges		\$211.07	Property Tax Recovery Fee			\$6.25	
<b>Total Amount Due</b>		<b>\$211.07</b>	Gross Receipts Tax			\$5.28	
			<b>Total Current Charges</b>			<b>\$211.07</b>	
						<b>Total Amount Due</b>	<b>\$211.07</b>

Too much mail? Let us help you clear the clutter.  
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!



Grand Prize Drawing – August 30  
Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



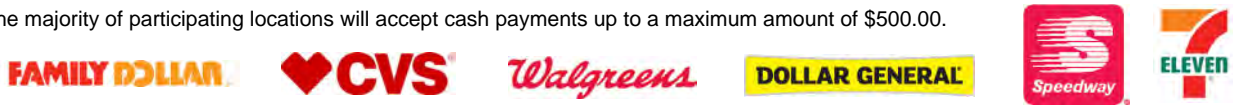
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



799366433650001102602050860053

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

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



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

**Invoice**

Date	Invoice #
7/2/2025	INV0000100506

**Bill To:**

Prosperity Lakes CDD 3434 Colwell Avenue Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,680.00	\$1,680.00
Administrative Services	1.00	\$367.50	\$367.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$315.00	\$315.00
Landscape Consulting Services	1.00	\$750.00	\$750.00
Management Services	1.00	\$1,837.50	\$1,837.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$5,466.67
		<b>Total</b>	\$5,466.67

**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

**Invoice details**

Invoice no.: 10007-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Additional Services</b>	Trash Pick-Up June 12th	1	\$500.00	\$500.00
					<b>Total</b>	<b>\$500.00</b>

**RECEIVED**  
07/01/2025

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
9982-b	07/01/2025	\$8,124.00	07/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: 32 waterways- twice a month	1	2,900.00	2,900.00
	<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: 36 waterways- twice a month	1	4,175.00	4,175.00
	<b>Aquatic Maintenance</b>	Drainage waterways	1	205.00	205.00
	<b>Larvicide</b>	Monthly Larviciding for Aquatic Midge Fly's: Pond 5,8,9, & 10	1	844.00	844.00

SUBTOTAL	8,124.00
TAX	0.00
TOTAL	8,124.00
BALANCE DUE	

**\$8,124.00**

**RECEIVED**  
 07/01/2025



# INVOICE

DATE                      DUE                      INVOICE #  
6/30/2025                      7/30/2025                      SA-13218

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

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.	Account #	Terms	Project
		Net 30	SM1118 Prosperity Lakes

DATE	DESCRIPTION	QTY	RATE	AMOUNT
6/30/2025	<p>Irrigation techs were sent to Buckeye and Crystal Jade Way due to a mainline leak. Techs encountered flowing water coming from the lateral side of the reclaim pipe. Irrigation technician was able to turn the valve off. Techs diagnosed issue to be a bad 3 inch 90. The 90 was replaced and water was turned back on.</p> <p>Tech dug up and removed water from area. Soil was added back to refill hole and sidewalk and street were cleaned of excess soil.</p> <p>Parts used 2-3" couplings 2-3" 90</p> <p>Labor - 2 techs, 4 hours each hours</p>	8.00	85.00	680.00

**RECEIVED**  
07/01/2025

<b>TOTAL</b>	<b>680.00</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>680.00</b>



# INVOICE

**DATE**                      **DUE**                      **INVOICE #**  
6/30/2025                      7/30/2025                      SA-13227

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

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.	Account #	Terms	Project
		Net 30	SM1118 Prosperity Lakes

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation techs were sent to Crystal Jade Way due to excessive water running from a rotor zone. Technician located the valve and noticed it was stuck on. Tech flushed the valve and it would keep running. Tech replaced the valve with a new one. The valve was tested and it opens and closes as it should now.			
6/30/2025	Parts used 2-2" couplings 2-2" male adapter 1-2" slip fix 1-2 inch valve	1.00	442.50	442.50
	Labor - 1 tech, 3 hours			

**RECEIVED**  
07/01/2025

**TOTAL**                                      **442.50**  
**APPLIED PAYMENTS/CREDITS**                                      **0.00**  
**BALANCE REMAINING**                                      **442.50**



# Steadfast Alliance

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

## Invoice

Date	Invoice #
7/1/2025	SA-13449

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**  
 07/01/2025

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.

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





# INVOICE

DATE                      DUE                      INVOICE #  
 7/28/2025                      8/27/2025                      SA-13825

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

Please make all Checks payable to:  
 Steadfast Alliance

**BILL TO**  
 Prosperity Lakes CDD  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**RECEIVED**  
 07/28/25

**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
7/28/2025	<p>A irrigation mainline stub up was broken from construction damage most likely due to concrete sidewalk grading on prosperity Lakes Boulevard and Lily quartz.</p> <p>7-24, Irrigation techs were sent out to turn the water off and to inspect damages to the mainline stub up. They were able to turn the water off by shutting down the pump and closing a few isolation valves. They excavated the hole and continued pumping water out. A lot of water had to be pumped out for. Due to the excess water, we waited overnight to do the repair.</p> <p>2 techs from 11am-3pm</p> <p>7-25, -Irrigation technicians pumped out the remaining amount of water and dug down to make repair. Irrigation techs installed a 3 inch gate valve and valve box.</p> <p>2 techs from 7:30am to 11:30.</p> <p>Parts used:            2-3" male adapters            1-3" brass gate valve            1-10"x 2" pipe            1-10" box</p> <p>Labor - 2 techs, 16 hours total for 2 days</p> <p>Parts total: \$252.74            Labor 16 hours at \$85 p/hour - \$1360</p>	1.00	1,612.74	1,612.74

<b>TOTAL</b>	<b>1,612.74</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>1,612.74</b>



# INVOICE

DATE                      DUE                      INVOICE #  
7/28/2025                      8/27/2025                      SA-13834

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

Please make all Checks payable to:  
Steadfast Alliance

**BILL TO**  
Prosperity Lakes CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

**RECEIVED**  
07/28/25

**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
7/3/2025	Irrigation technician was notified of excessive water from lawn crew. Tech noticed the solenoid was broken from its base. The solenoid was replaced with a new one. The new solenoid was programmed into the clock. The new solenoid would not stop leaking from connection to valve. Tech replaced the valve body and this allowed the solenoid to stop leaking. The threads of the old valve were bad and not allowing a tight seal	1.00	617.78	617.78
	1-Rainbird SOL solenoid \$167.10			
	1-Rainbird 1 1/2 inch valve \$153.18			
	Labor 3.5 @ \$85 p/hour; \$297.50			
	Parts cost \$320.28			

<b>TOTAL</b>	<b>617.78</b>
<b>APPLIED PAYMENTS/CREDITS</b>	<b>0.00</b>
<b>BALANCE REMAINING</b>	<b>617.78</b>

# 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

July 09, 2025

Client: 001574

Matter: 000001

Invoice #: 26810

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	LC	REVIEW MANTEE COUNTY SUPERVISOR OF ELECTIONS LETTER RE QUALIFIED VOTERS IN THE DISTRICT; UPDATE ELECTION RECORDS FOR 2025 THAT THE DISTRICT HAS ZERO VOTERS.	0.2	\$39.00
6/3/2025	KCH	REVIEW MAILED NOTICE LETTER.	0.2	\$75.00
6/5/2025	KCH	REVIEW FINANCIAL STATEMENTS.	0.4	\$150.00
6/11/2025	VKB	ANALYZE ISSUES RE: WATER MANAGEMENT SYSTEM AND PLAN TO IMPLEMENT WEATHERMATIC SYSTEM; REVIEW STEADFAST POWERPOINT PRESENTATION.	1.3	\$526.50
6/11/2025	KCH	PREPARE LICENSE AND MAINTENANCE AGREEMENT FOR INSTALLATION OF WEATHERMATIC CONTROL SYSTEM; EMAILS WITH L. CAMPAGNA REGARDING SAME; REVIEW POWERPOINT REGARDING BACKGROUND INFORMATION FOR WELL PAIR ISSUES AND RECLAIM WATER ACCESS.	2.1	\$787.50
6/12/2025	VKB	REVIEW HOA DECLARATION RE: EASEMENTS AND IRRIGATION SYSTEM; PREPARE FOR AND ATTEND TEAMS CONFERENCE TO DISCUSS WATER MANAGEMENT SYSTEM AND INSTALLATION OF WEATHERMATIC SYSTEM; REVIEW AND REPLY TO EMAILS RE: SAME.	1.5	\$607.50
6/12/2025	KCH	PREPARE FOR AND ATTEND TEAMS CALL WITH L. CAMPAGNA, B. GAINER, AND V. BABBAR REGARDING WEATHERMATIC SYSTEM AND WATER RIGHTS.	0.6	\$225.00
6/13/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
6/19/2025	VKB	PREPARE FOR AND ATTEND TEAMS CONFERENCE TO DISCUSS WATER MANAGEMENT SYSTEM AND INSTALLATION OF METERING SYSTEM.	1.1	\$445.50
6/19/2025	KCH	TEAMS CALL WITH THE WATER SYSTEM TEAM.	0.5	\$187.50
6/19/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
6/25/2025	KCH	REVIEW AUTHORIZATION LETTER FOR CDD TO TAKE OVER STORM WATER MAINTENANCE; EMAILS WITH K. EVANS REGARDING SAME.	0.3	\$112.50
Total Professional Services			9.0	\$3,456.00

Total Services	\$3,456.00
Total Disbursements	\$0.00
<b>Total Current Charges</b>	<b>\$3,456.00</b>
Previous Balance	\$3,815.70
Less Payments	(\$3,815.70)
<b>PAY THIS AMOUNT</b>	<b>\$3,456.00</b>



*Please Include Invoice Number on all Correspondence*

## **Tab 3**

## **Addendum No. 1 to the Prosperity Lakes Outdoor Solar Lighting Service Agreement**

This Addendum No. 1 to the Prosperity Lakes Outdoor Solar Lighting Service Agreement (this “**Addendum No. 1**”) is made and entered into as of August 14, 2025, by and between the **Prosperity Lakes Community Development District** (the “**Customer**”) and **GIG FIBER, LLC**, a Delaware limited liability company (the “**Company**”).

### **Background Information:**

The Customer and the Company entered into the Prosperity Lakes Outdoor Solar Lighting Service Agreement dated August 1, 2023 (the “**Original Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Original Agreement. The Customer and the Company desire to revise and amend the Original Agreement as set forth in this Addendum No. 1. The Customer and the Company each have the authority to execute this Addendum No. 1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 1 so that this Addendum No. 1 constitutes a legal and binding obligation of each party hereto. The Original Agreement, as amended by this Addendum No. 1, shall be referred to as the “**Agreement**”.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Customer and the Company agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum No. 1.
2. **Amendment to Section 7 of the Agreement**. Section 7 of the Agreement is hereby revised and replaced in its entirety with the following:

7. **Customer Information and Preparation; Indemnification**. If applicable and requested by Company, and prior to the commencement of any work by Company at the Installation Site, Customer shall provide to Company a map/sketch (“**Underground Facilities Map**”) depicting the location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively, “**Underground Facilities**”) at the Installation Site. Customer shall be responsible for any and all cost or liability for damage to Underground Facilities caused by Company to the extent such Underground Facilities and the location thereof were not identified, or incorrectly identified, on the Underground Facilities Map, except for any costs, liabilities, claims, losses and damages arising out of Company’s own negligence. Except for those claims, losses, and damages arising out of Company’s own negligence, and subject to the limitations under Section 768.28, Florida Statutes, Customer agrees to defend, at its own expense, and

indemnify Company for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of (i) Customer's failure to properly identify Underground Facilities and the location thereof, including but not limited to damages caused by the incorrect identification or failure to identify such facilities or the location thereof, and (ii) any wrongful conduct by Customer, its employees, contractors, agents, or invitees, whether or not related to Underground Facilities. The term "damages" includes, but is not limited to, damage to the property of Customer, Company, or any third parties. For purposes of this indemnification, and any exculpation from liability provided under this Agreement, the term "Company" shall mean the collective reference to the Company and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, or successor entities.

3. **Amendment to Section 15 of the Agreement.** Section 15 of the Agreement is hereby revised and replaced in its entirety with the following:

**15. Insurance.** Customer shall maintain general liability insurance covering any injury or damage to persons or property (other than the Street Lights), including death of persons, resulting, directly or indirectly, from the negligent conduct of Customer, its employees, contractors, agents, or invitees, with coverages, in amounts and through companies satisfactory to Company. The policy shall name Company as an additional insured. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time. Company shall maintain a minimum property insurance policy with coverage limits sufficient to cover the full replacement cost of the Street Lights provided by an insurance carrier with a minimum rating of A or equivalent by A.M. Best or other recognized rating agency. The property insurance policy shall cover losses arising from the following events: fire, theft, vandalism, and high wind events. The policy shall specifically exclude damages caused by a) earth movement, b) governmental action, c) nuclear hazard, d) war and military action, e) flood, surface water, waves, tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge), f) fungi, wet rot and dry rot, g) virus, bacterium or other microorganism, or h) third-party vehicles or machinery (including bulldozers or construction equipment), unless otherwise agreed to in writing by the Company. Upon request by Customer, Company shall provide Customer with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time.

4. **Addition of Section 34 to the Agreement.** Section 36 is hereby added to the Agreement as set forth below:

**34. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Company represents that in entering into this Agreement, the Company does not use coercion for labor or services as defined in the statute. The Company is required

to provide an affidavit, signed by an officer or a representative of the Company with this representation, addressed to the Customer, as required by Section 787.06(13), Florida Statutes.

- 5. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

**IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.**

IN WITNESS WHEREOF the undersigned have executed this Addendum No. 1 effective as of the date written above.

**GIG FIBER, LLC**, a Delaware limited liability company

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**Prosperity Lakes  
Community Development District**

*Kelly Evans*  
Kelly Evans (Aug 14, 2025 12:21:20 EDT)  
\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**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 \_\_\_\_\_, 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 \_\_\_\_\_ (Title) of \_\_\_\_\_ (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 \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp






# Prosperity Lakes \_ Addendum to GIG Fiber Outdoor Solar Lighting Service Agreement - Addendum Aug. 2025 4898-4805-2831-2

Final Audit Report

2025-08-14

Created:	2025-08-14
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1gSNpPPxkgMtaCv1hGc9Q5KgqZwfhLKK

## "Prosperity Lakes \_ Addendum to GIG Fiber Outdoor Solar Lighting Service Agreement - Addendum Aug. 2025 4898-4805-2831-2" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)  
2025-08-14 - 2:13:20 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature  
2025-08-14 - 2:13:24 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)  
2025-08-14 - 4:21:07 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)  
Signature Date: 2025-08-14 - 4:21:20 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-14 - 4:21:20 PM GMT

# Tab 4

## CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

**DATE:** October 1, 2025

**BETWEEN:** RIZZETTA & COMPANY, INC.  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

**AND:** PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

### PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.
  - A. **STANDARD ON-GOING SERVICES.** The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:
    - i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
    - ii. **Administrative** - 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;



Rizzetta & Company

MJJ 051424

- iii. **Accounting** - 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. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

**II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment



Rizzetta & Company

MJJ 051424



- allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. **TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. **FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**



Rizzetta & Company

MJJ 051424



- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.





**B. PAYMENT TERMS.**

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**
  - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
  - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



Rizzetta & Company

MJJ 051424



Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**XI. TERMINATION.** This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

**XII. GENERAL TERMS AND CONDITIONS.**

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



Rizzetta & Company

MJJ 051424



- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

**XIII. INDEMNIFICATION.**

**A. DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

**DISTRICT MANAGER INDEMNIFICATION.** The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

**B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



Rizzetta & Company

MJJ 051424



attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**XIV. WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

**XV. INSURANCE.**

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



Rizzetta & Company

MJJ 051424



reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall 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 Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING  
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,  
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



Rizzetta & Company

MJJ 051424



**RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract (“Notices”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Prosperity Lakes Community  
Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**With a copy to:** Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606  
Attn: District Counsel

**If to the District Manager:** Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



Rizzetta & Company

MJJ 051424



the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager 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 a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, 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 five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract 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.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



Rizzetta & Company

MJJ 051424



- A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall 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 shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. 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 shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

**XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

**XXVIV. FORCE MAJEURE.** The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



Rizzetta & Company

MJJ 051424

of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

**XXVV. DISCLOSURE.** Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

*(Remainder of this page is left blank intentionally)*



Rizzetta & Company

MJJ 051424



Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: William J Rizzetta  
PRINTED NAME: William J. Rizzetta  
TITLE: President  
DATE: Aug 11, 2025

**PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: Chairman/Vice Chairman  
DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors  
\_\_\_\_\_  
Print Name

- Exhibit A – Scope of Services
- Exhibit B – Schedule of Fees
- Exhibit C – Municipal Advisor Disclaimer
- Exhibit D – Public Records Request Policy
- Exhibit E – Human Trafficking Affidavit



Rizzetta & Company

MJJ 051424

**EXHIBIT A**  
Scope of Services

**STANDARD ON-GOING SERVICES:** These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

**MANAGEMENT:**

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
  - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
  - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
  - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
  - 4. Provide Form 1 Financial Disclosure documents for Board Members
  - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
  - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
  - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
  - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
  - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
  - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
    - a. Provide written notice to owners of public hearing on the budget and its related assessments.
  - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
  - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
  - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



Rizzetta & Company

MJJ 051424



15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
  16. Provide for submitting the regular meeting schedule of the Board to County.
  17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
  18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
  20. Provide for public records announcement and file document of registered voter data each June.
  21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
  22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
  23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    - a. Provide for the appropriate ad templates and language for each of the above.
  24. Provide for instruction to Landowners on the Election Process and forms, etc.
  25. Respond to Bond Holders Requests for Information.
  26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

**ADMINISTRATIVE:**

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



Rizzetta & Company

MJJ 051424

- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
  - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

**ACCOUNTING:**

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a) Chart of Accounts
  - b) Vendor and Customer Master File
  - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a) Cash Investment Account Reconciliations per fund
  - b) Balance Sheet Reconciliations per fund
  - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1<sup>st</sup> of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
  - a) Review statutory and bond indenture requirements
  - b) Prepare Audit Confirmation Letters for independent verification of activities.



Rizzetta & Company

MJJ 051424



- c) Prepare all supporting accounting reports and documents as requested by the auditors
  - d) Respond to auditor questions
  - e) Review and edit draft report
  - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30<sup>th</sup> of each year.
- B. Budgeting
- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
  - 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
  - 3. Prepare and cause to be published notices of all budget hearings and workshops.
  - 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.
- C. Accounts Payable/Receivable
- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
    - a) Manage Vendor Information per W-9 reports
  - 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
  - 3. Maintain checking accounts with qualified public depository including:
    - a) Reconciliation to reported bank statements for all accounts and funds.
  - 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
    - a) File reports with IRS.
- D. Capital Program Administration
- 1. Maintain proper capital fund and project fund accounting procedures and records.
  - 2. Process Construction requisitions including:
    - a) Vendor Contract completion status
    - b) Verify Change Orders for materials
    - c) Check for duplicate submittals



- d) Verify allowable expenses per Bond Indenture Agreements such as:
    - (1) Contract Assignment
    - (2) Acquisition Agreement
    - (3) Project Construction and Completion Agreement
  3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
  4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
  5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
  2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
  3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
1. Prepare and follow risk management policies and procedures.
  2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
  3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
  4. Review insurance policies and coverage amounts of District vendors.
  5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
  6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

**FINANCIAL AND REVENUE COLLECTION:**

- A. Administer Prepayment Collection:
1. Provide payoff information and pre-payment amounts as requested by property owners.
  2. Monitor, collect and maintain records of prepayment of assessments.



Rizzetta & Company

MJJ 051424



3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
  4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
  2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
  3. Verify assessments on platted lots, commercial properties or other assessable lands.
  4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
  5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
  2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
  3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
  2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

**WEBSITE MANAGEMENT:**

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



Rizzetta & Company

MJJ 051424

- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

**ADDITIONAL SERVICES:**

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



Rizzetta & Company

MJJ 051424



2. True-Up Analysis;
  - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
  - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
- C. Bond Issuance Services
  1. Special Assessment Allocation Report;
    - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
    - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
    - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
  2. Bond Validation;
    - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
    - b) Provide expert testimony at bond validation hearing in circuit court.
  3. Certifications and Closing Documents;
    - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

**LITIGATION SUPPORT SERVICES:**



Rizzetta & Company

MJJ 051424

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:**

- A. Issue estoppel letters as needed for property transfers
  - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
  - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
  - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
  - 2. Maintain collection log showing all parcels that have pre-paid assessments.
  - 3. Prepare, execute and issue release of lien to be recorded in public records.

*(Remainder of this page is left blank intentionally)*



Rizzetta & Company

MJJ 051424

**EXHIBIT B**  
 Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,892.67	\$22,712
Administrative:	\$378.50	\$4,542
Accounting:	\$1,730.42	\$20,765
Financial & Revenue Collections:	\$324.42	\$3,893
Assessment Roll <sup>(1)</sup>		\$5,408
Continuing Disclosure:	\$416.67	\$5,000
Website Management:	\$110.00	\$1,320
<b>Total Standard On-Going Services:</b>	<b>\$4,852.67</b>	<b>\$63,640</b>

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



Rizzetta & Company

MJJ 051424



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



Rizzetta & Company

MJJ 051424

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



Rizzetta & Company

MJJ 051424

EXHIBIT C  
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

MJJ 051424



## EXHIBIT D

### Public Records Request Policy and Fees

#### Public Officer, Employee and Staff Policy for Processing Requests for Public Records

##### Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

##### Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



Rizzetta & Company

MJJ 051424

Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



Rizzetta & Company

MJJ 051424



EXHIBIT E  
**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 William J. Rizzetta, 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 President (Title) of Rizzetta & Company, Incorporated (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 ("CDD").
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.

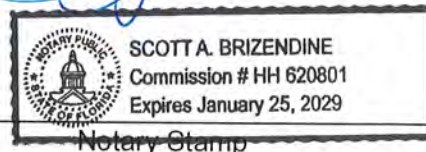
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, 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 August 15, 2025

  
Notary Public Signature



Rizzetta & Company

MJJ 051424

## **Tab 5**

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 at 844-766-5256.



Cooper Pools Inc



Pump On



Pump On

**DATE OF SERVICE**

August 13, 2025 at 2:09 PM

**LOCATION**

301/Prosperity Lakes Blvd  
Parrish, FL 34219

**SERVICED BY**

Andrew Burkett

# 301PROSPERITY SERVICE INFO

## SERVICES PERFORMED

Pump On

## BUCKEYE SERVICE INFO

### READINGS

**0 ppm** free chlorine

**8.0** pH

### CHEMICALS ADDED

**1/4 jug** liquid chlorine

**1/4 gal** pH ↓

## SERVICES PERFORMED

Pump On

**Cooper Pools Inc**  
4740B Allen Rd  
Zephyrhills FL 33541

[\(844\) 766-5256](tel:(844)766-5256)

[info@cooperpoolsinc.com](mailto:info@cooperpoolsinc.com)

[www.cooperpoolsinc.com](http://www.cooperpoolsinc.com)

Treating Billions of Gallons of Water With Crystal Clear  
Results.

powered by



## **Tab 6**





# MONTHLY REPORT

AUGUST, 2025





# PROSPERITY LAKES CDD

PROSPERITY LAKES BLVD  
PARRISH, FL 34219  
68 PONDS  
3 DRAINAGE DITCHES





Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

## SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.





Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.





Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.





Pond #15 Treated for Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.





Pond #21 Treated for Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.





Pond #9 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.

# **Tab 7**



# Prosperity Lakes

## LANDSCAPE INSPECTION REPORT



August 15, 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.**
2. **We have leaking irrigation component in the bed across from the clubhouse on PLB, this was noted in the last inspection. Please address before problem exacerbates. (Pic 2)**



3. 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. (Pic 3>)
4. There are multiple areas of heavy turf weeds in the center median turf that need to be identified and treated accordingly.
5. Mowing paths need to be alternated as to not damage turf or cause ruts over time.

6. We have multiple areas where turf is struggling or dead completely in the median island. Did we have a fungus outbreak that caused this? (Pic 6)



7. There is an area next to 301 that appears to be an uprooted/removed utility box. We will continue to monitor this area in regards to the health of the turf and filling of the hole left behind. (Pic 7>)





# Prosperity Lakes BLVD (301)

8. At the exit side monument on US301 the jasmine plantings are encroaching surrounding plant materials as well as climbing up poles and palms. (Pic 8)



9. The oaks planted in the buffer bed along PLB need to be trimmed as to not be growing into the surrounding plant materials and/or fences. (Pic 9>)

10. A majority of Crinum Lillies in the entrance monument plant beds are becoming overgrown and need to be cleaned up.

11. Broken or missing tree support straps need to be re-attached or replaced as needed.

12. We have multiple oaks that have fallen on PLB, We need to upright these trees and stake and/or strap them so they are not at risk of falling over once again. (Pics 12a and 12b)





# Prosperity Lakes BLVD (301), Fort Hamer Rd

13. We have several large areas of turf that are becoming pale or lightly chlorotic. What is the irrigation schedule and run times for the turf zones on property?

14. Next to a utility pole there is a pile of dirt, rocks and general debris. This will damage turf if not addressed quickly. (Pic 14)



15. The mulch bed in the round-a-bout plantings on Fort Hamer Rd have some bed weeds beginning to pop up. (Pic 15)



16. The triple foxtail in the round-a-bout planter bed has seed pods and multiple fronds broken from wind. Even though these are self cleaning palms, can we remove fronds that are broken and hanging? (Pic 16>)

17. The common areas across from the club house on PLB have several declining trees, there is now one tree that has died and snapped completely. (Pic 17a, 17b) Did these trees ever get inspected?





# Buffalo Rd, Fort Hamer Rd

18. The entrance and exit monuments on Buffalo Rd need palm trimming for dead fronds, seed pods, and general clean up (Pic 18)



19. All of the blue daze plantings are struggling, please diagnose and treat them accordingly (Pic 19)



20. We have several areas on site where turf is struggling, dead or chlorotic. Can we have these areas of turf inspected for fungus, chlorosis and/or other diseases and and treated for any findings ? (Pics 20a>,20b>,20c>)





# 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>)



# Tab 8





Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 25, 2025 @ 11:00am

# District Manager's Report

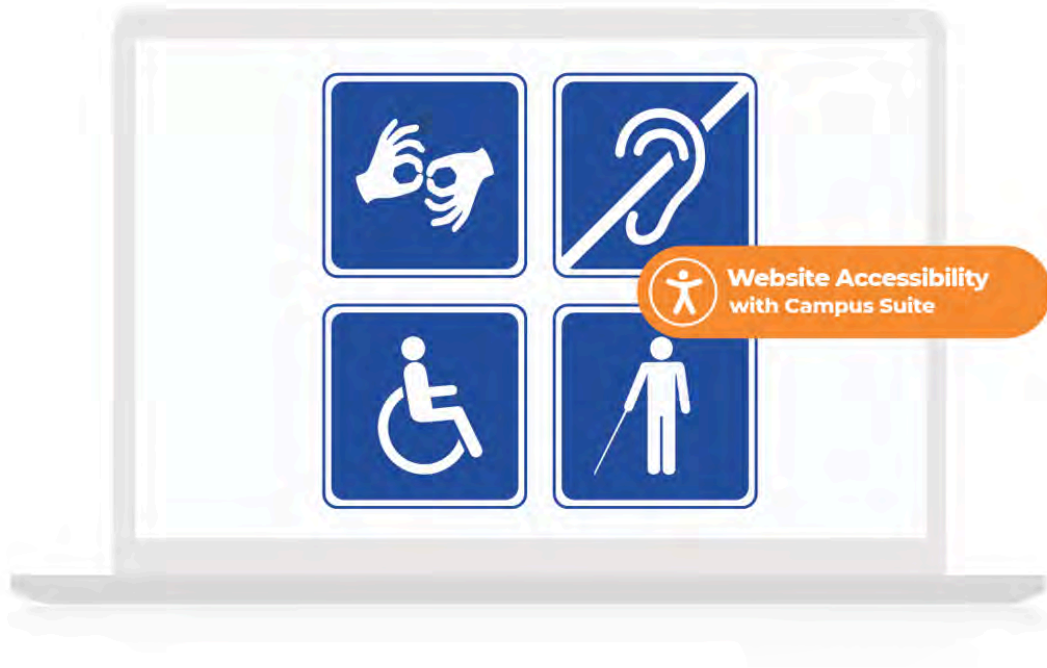
August 28

# 2025

P  
R  
O  
S  
P  
E  
R  
I  
T  
Y  
  
L  
A  
K  
E  
S  
  
C  
D  
D

<u>FINANCIAL SUMMARY</u>		<u>7/31/2025</u>
General Fund Cash & Investment Balance:		\$603,195
Debt Service Fund Investment Balance:		\$739,137
<b>Total Cash and Investment Balances:</b>		<b>\$1,342,332</b>
<b>General Fund Expense Variance:</b>	<b>\$290,286</b>	<b>Under Budget</b>

## **Tab 9**



# Quarterly Compliance Audit Report

---

## Prosperity Lakes

**Date:** July 2025 - 2nd Quarter  
**Prepared for:** Matthew Huber  
**Developer:** Rizzetta  
**Insurance agency:**



**Preparer:**  
Susan Morgan - *SchoolStatus Compliance*  
*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

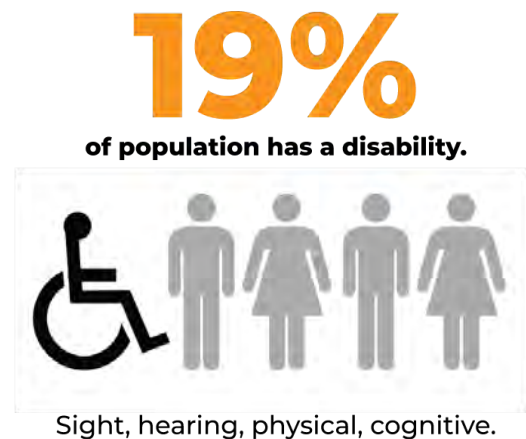
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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





# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

**Helpful article:** <http://webaim.org/techniques/sitertools/>



## Properly formatting tables

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

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



## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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





## Feedback for users

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



## Other related requirements

### *No flashing*

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

### *Timers*

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

### *Fly-out menus*

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

### *No pop-ups*

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

# Web Accessibility Glossary

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