



Rizzetta & Company

# Prosperity Lakes Community Development District

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## Board of Supervisors' Meeting January 22, 2026

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>	KC Hopkinson	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**

January 14, 2026

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Prosperity Lakes Community Development District will be held on **Thursday, January 22, 2026 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 November 20, 2025 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for November 2025 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Establish Audit Committee
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatics Report ..... Tab 3
  - D. Field Inspection Services Report (Dec & Jan) ..... Tab 4
    - i. Contractor Response Report (Jan) ..... Tab 5
  - E. District Manager..... Tab 6
- 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, November 20, 2025, at 11:01 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>
Matthew Mironchik	<b>Landscape Inspection Services, Rizzetta &amp; Co.</b>
KC. Hopkinson	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Joe Craig	<b>Representative, Sitex Aquatics</b>
Devin Craig	<b>Representative, Sitex Aquatics</b>

Audience	<b>Present</b>
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**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**

A resident addressed the Board regarding plantings along Buckeye Road behind his home and requested some plantings, notified the Board that there is limited lighting at the entrance, Fort Hamer needs a streetlight at the entrance. The Board informed him that Fort Hamer is owned by FDOT, and they would be responsible for streetlights on that road. Mr. Hall informed him that Lennar would look at installing some vegetation in the area.

44 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
45 **of Supervisors Regular Meeting Held**  
46 **on October 23, 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 October 23, 2025, as presented, for Prosperity Lakes Community Development District.

48  
49 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**  
50 **Maintenance Expenditures for October**  
51 **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 October 2025 (\$80,090.43), for Prosperity Lakes Community Development District.

53  
54 **FIFTH ORDER OF BUSINESS** **Discussion Regarding Pond 8**  
55

56 Mr. Joe Craig stated Sitex last treated the ponds on Monday, treating every 10 days  
57 and also discussed the algae issues many of the ponds are experiencing this year.  
58

59 **SIXTH ORDER OF BUSINESS** **Staff Reports**  
60

61 **A. District Counsel**  
62 No Report.

63  
64 **B. District Engineer**  
65 Not present.

66  
67 **C. Sitex Aquatics Report**  
68 The Board reviewed the report.  
69

70 **D. Landscape Maintenance**  
71 Mr. Mironchik reviewed the report with the Board and noted most of the issues  
72 are with irrigation, weeds and dry spots.  
73

74  
75 **E. District Manager**  
76 Mr. Brizendine advised that the next meeting date is December 18, 2025, at  
77 11:00 a.m. and reviewed the report.  
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80  
81 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

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No supervisor requests.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

On a motion by Ms. Evans by Mr. Gainer, the Board unanimously approved to adjourn the meeting at 11:21 a.m., for Prosperity Lakes Community Development District.

90  
91  
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93

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

\_\_\_\_\_  
Chairman/ Vice Chairman

DRAFT

## **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 November 2025 For Board Approval

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

The total items being presented:                    **\$22,390.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Prosperity Lakes Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Technology Services LLC	100447	1584	Disclosure Services FY25-26	\$ 1,500.00
Florida Department of Commerce	20251103-1	93528	DEO Special District Fee FY25-26	\$ 175.00
Gig Fiber, LLC	100448	5487	New Panel/Light head install 10/25	\$ 4,600.00
Harrison Ranch CDD	100449	PL1125-01	Meeting Rental 10/23/25	\$ 200.00
Manatee County Utilities Department	20251112-1	100226217 2/5	100226217 2/5	\$ 3,581.74
Manatee County Utilities Department	20251112-1	100227753 2/5	100227753 2/5	\$ 654.81
Peace River Electric Cooperative, Inc.	20251119-1	110425-205086001	11865 Prosperity Lakes Blvd Pump 10/25	\$ 1,386.30
Peace River Electric Cooperative, Inc.	20251119-1	110425-205086002	13310 Prosperity Lakes Blvd Pump 10/25 12125 Prosperity Lakes Blvd Entry	\$ 1,965.67
Peace River Electric Cooperative, Inc.	20251119-1	110425-205086003	Monument 10/25	\$ 41.05
Peace River Electric Cooperative, Inc.	20251119-1	110425-205086004	12848 Ft Hamer Rd Monument/Fountain 10/25	\$ 558.15

# Prosperity Lakes Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	20251119-1	110425-205086005	13685 Prosperity Lakes Blvd Monument/Fountain 10/25	\$ 37.16
Rizzetta & Company, Inc.	100446	INV0000104511	District Management Services 11/25	\$ 5,702.68
Straley Robin Vericker	100450	27450	Legal Services 10/25	<u>\$ 1,987.50</u>
<b>Total</b>				<b><u><u>\$ 22,390.06</u></u></b>

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



**INVOICE**

BILL TO  
Rizzetta & Co.  
CDD:  
PROSPERITY LAKES COMMUNITY DEVELOPMENT  
DISTRICT

INVOICE 1584  
DATE 10/31/2025

BOND SERIES  
2023 (ASSESSMENT AREA ONE)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE

**\$1,500.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

Date Invoiced: 10/01/2025				Invoice No: 93528
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Paid Online 10/31/25

**Prosperity Lakes Community Development District**

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



- 2. Telephone:** 813-514-0400 Ext:
- 3. Fax:** 813-514-0401
- 4. Email:** brizzetta@rizzetta.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** prosperitylakescdd.org
- 8. County(ies):** Manatee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 04/05/2021
- 11. Creation Document on File:** 04/05/2021
- 12. Date Established:** 03/10/2021
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Manatee County
- 15. Creation Document(s):** County Ordinance 21-09
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

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

# INVOICE



**Invoice #:** 5487  
**Invoice Date:** 10/29/25  
**Amount Due:** \$4,600.00

**Bill To:**

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

<b>Due Date</b>
11/28/25

Item	Description	Quantity	Price	Amount
Fixture Replacement	AE3 Panel and New light head for Pole _#MAN-3119	1	\$4,100.00	\$4,100.00
Labour	Labour	1	\$500.00	\$500.00

Make Payable to Gig Fiber LLC

<b>Subtotal:</b>	\$4,600.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$4,600.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$4,600.00</b>

Make Payable to Gig Fiber LLC

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:** November 1, 2025

**Bill To:**

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

**INVOICE:** PL1125-01

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Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 10/23/2025	200.00
<b>TOTAL</b>		<b>\$200.00</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:**

**December 1, 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	\$3,581.74
Please Pay By	19-Nov-2025
Account Number	100226217

Account Summary	
Previous Amount Due	\$4,190.30
Payments Received	-\$4,190.30
Balance Forward	\$0.00
Contract Charges	\$3,581.74
<b>Total Amount Due</b>	<b>\$3,581.74</b>

Charge Details	Service Period 09/22 - 10/19 (28 Days)	
Auto Flush Permanent (Meter # 70420428) (09/22 - 10/19)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Auto Flush Consumption	1,181.2 kgal x \$2.97	\$3,508.16
<b>Total New Charges</b>		<b>\$3,581.74</b>
<b>Total Amount Due</b>		<b>\$3,581.74</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70420428				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/22	60726	10/19	72538	1,181.2 kgal

**Important Information**

- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: [mymanatee.org/bigbin](http://mymanatee.org/bigbin)
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

**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	29-Oct-2025
	DUE DATE	19-Nov-2025
	TOTAL AMOUNT DUE	\$3,581.74

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

**AMOUNT PAID**

**ADDRESSEE:** **MAKE CHECKS PAYABLE TO MCUD**

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

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

100226217200003581740000000



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	\$654.81
Please Pay By	19-Nov-2025
Account Number	100227753

Account Summary	
Previous Amount Due	\$634.92
Payments Received	-\$634.92
Balance Forward	\$0.00
Contract Charges	\$654.81
<b>Total Amount Due</b>	<b>\$654.81</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70449666				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/18	20518 *	10/16	22475 *	195.7 kgal
* Indicates an estimated read				

Charge Details	Service Period 09/18 - 10/16 (29 Days)	
Auto Flush Permanent (Meter # 70449666) (09/18 - 10/16)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Auto Flush Consumption	195.7 kgal x \$2.97	\$581.23
<b>Total New Charges</b>		<b>\$654.81</b>
<b>Total Amount Due</b>		<b>\$654.81</b>

### Important Information

- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: [mymanatee.org/bigbin](http://mymanatee.org/bigbin)
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

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	29-Oct-2025
	DUE DATE	19-Nov-2025
	TOTAL AMOUNT DUE	\$654.81

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

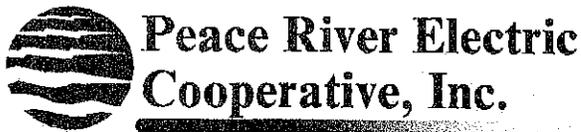
AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

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

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

100227753Z0000065481000000



PROSPERITY LAKES CDD  
 Bill Date | 11/04/2025  
 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



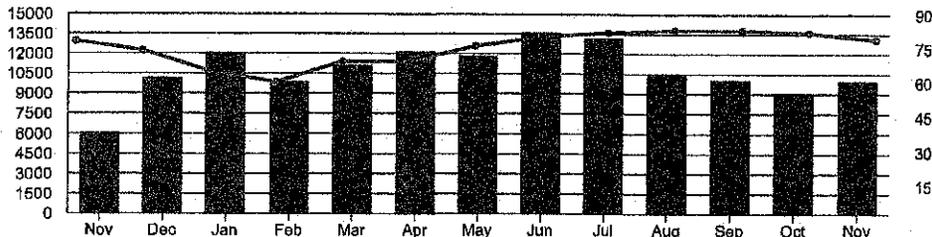
TOTAL AMOUNT DUE  
**\$1,386.30**  
 Pay by 11/25/2025

RECEIVED  
 NOV 10 2025

BY: .....

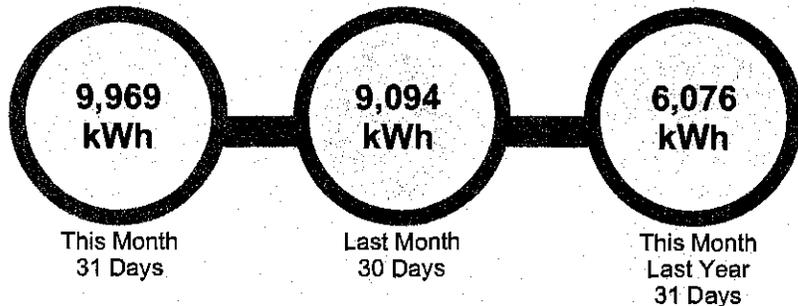
Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp

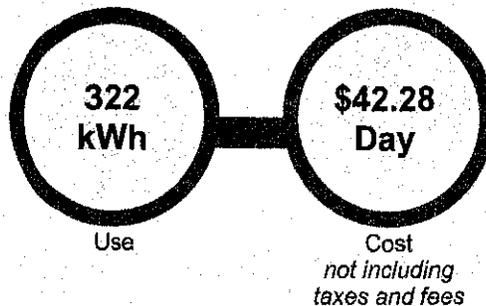


Detailed usage information is available on the SmarHub App or www.preco.coop

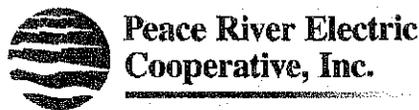
Monthly Energy Use Comparison



Your Average Daily Use



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



PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 205086001  
 Service Address 11865 PROSPERITY LAKES BLVD

Total Amount Due **\$1,386.30**  
 Pay by 11/25/2025



2779 0 MB 0.672  
 PROSPERITY LAKES CDD  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

5 2779  
 C-10

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



110260205086001000138630000142789110420257

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	09/28/2025	10/29/2025	238,897	248,866	1.0	9,969	28.884

**Account Summary**

Previous Balance	\$1,305.41
Payment(s) Made	-\$1,305.41
<b>Balance Forward</b>	<b>\$0.00</b>
Current Charges	\$1,386.30
<b>Total Amount Due</b>	<b>\$1,386.30</b>

**Current Charges**

Facilities Use Charge		<b>GSD-S</b>	\$110.00
Energy Charge	9,969 kWh @ 0.083		\$827.43
CPA	9,969 kWh @ -0.006		-\$59.81
Billed Demand	50.000 kW @ 8.660		\$433.00
Property Tax Recovery Fee			\$41.02
Gross Receipts Tax			\$34.66
<b>Total Current Charges</b>			<b>\$1,386.30</b>

**Total Amount Due**

**\$1,386.30**



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/receipt](http://vanilladirect.com/pay/receipt).

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

PROSPERITY LAKES CDD  
Bill Date 11/04/2025  
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



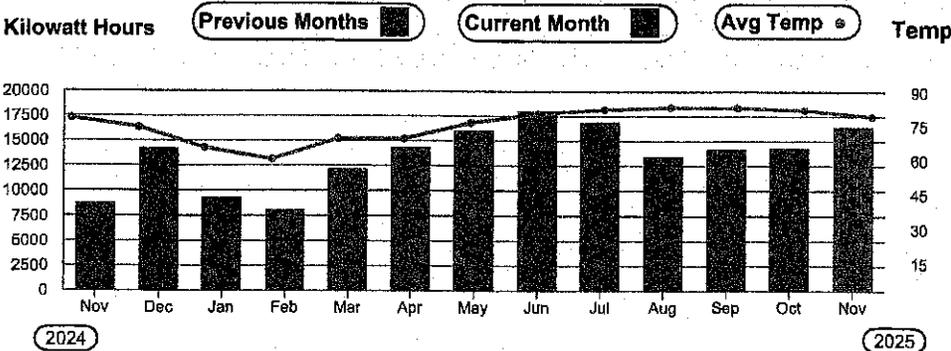
**TOTAL AMOUNT DUE**

# \$1,965.67

Pay by 11/25/2025

**RECEIVED**  
NOV 10 2025  
BY: .....

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**16,431 kWh**

This Month  
31 Days

**14,304 kWh**

Last Month  
30 Days

**8,776 kWh**

This Month  
Last Year  
31 Days

## Your Average Daily Use

**530 kWh**

Use

**\$59.95 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.**

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 205086002  
Service Address 13310 PROSPERITY LAKES BLVD

**Total Amount Due \$1,965.67**  
Pay by 11/25/2025



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

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



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	09/28/2025	10/29/2025	261,107	277,538	1.0	16,431	55.794

**Account Summary**

Previous Balance \$1,775.88  
 Payment(s) Made -\$1,775.88  
**Balance Forward \$0.00**  
 Current Charges \$1,965.67  
**Total Amount Due \$1,965.67**

**Current Charges GSD-S**  
 Facilities Use Charge \$110.00  
 Energy Charge 16,431 kWh @ 0.083 \$1,363.77  
 CPA 16,431 kWh @ -0.006 -\$98.59  
 Billed Demand 55.794 kW @ 8.660 \$483.18  
 Property Tax Recovery Fee \$58.17  
 Gross Receipts Tax \$49.14  
**Total Current Charges \$1,965.67**

**Total Amount Due \$1,965.67**



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HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.

PRECO will select 2  
students to attend  
Washington, D.C.  
**All expenses  
paid!**

STUDENT TO APPLY  
BY JAN 15 For more info, please visit  
[www.PRECO.coop](http://www.PRECO.coop) and [YouthTour.coop](http://YouthTour.coop)

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





# Peace River Electric Cooperative, Inc.

PROSPERITY LAKES CDD

Bill Date 11/04/2025  
Account # 205086003  
Member # 210206

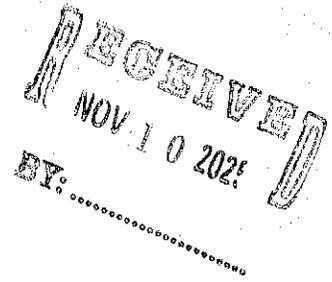
**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**TOTAL AMOUNT DUE**

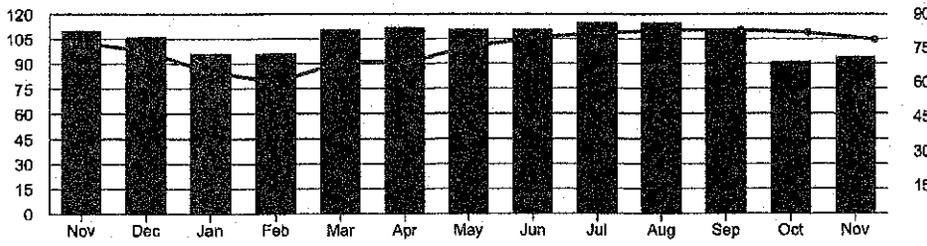
# \$41.05

Pay by  
11/25/2025



## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



2024

2025

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

## Monthly Energy Use Comparison

**94 kWh**

This Month  
31 Days

**91 kWh**

Last Month  
30 Days

**110 kWh**

This Month  
Last Year  
31 Days

## Your Average Daily Use

**3 kWh**

Use

**\$1.25 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.**

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 205086003  
Service Address 12125 PROSPERITY LAKES BLVD

**Total Amount Due \$41.05**  
Pay by 11/25/2025



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

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



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	09/28/2025	10/29/2025	1,521	1,615	1.0	94	0.129
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$40.58	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$40.58	Energy Charge	94 kWh @ 0.121	\$11.37	
Balance Forward			\$0.00	CPA	94 kWh @ -0.008	-\$0.56	
Current Charges			\$41.05	Property Tax Recovery Fee		\$1.21	
Total Amount Due			\$41.05	Gross Receipts Tax		\$1.03	
				Total Current Charges		\$41.05	
<b>Total Amount Due</b>						<b>\$41.05</b>	

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All expenses paid!

DEADLINE TO APPLY: 12/31/25  
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# Peace River Electric Cooperative, Inc.

PROSPERITY LAKES CDD

Bill Date | 11/04/2025  
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**

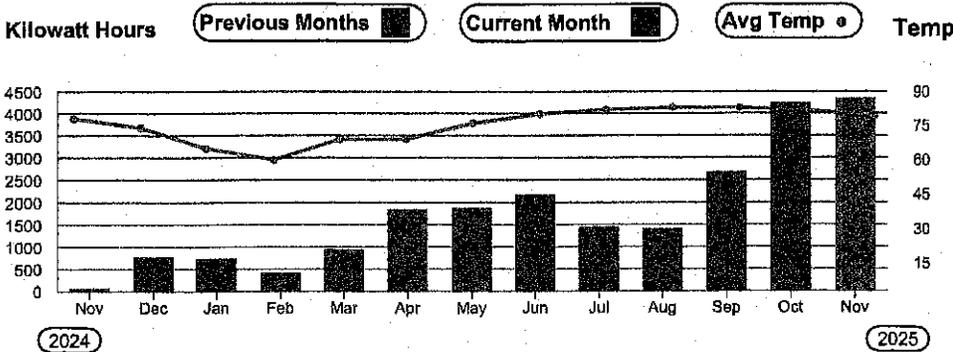
# \$558.15

Pay by  
11/25/2025



BY: .....

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**4,345 kWh**

This Month  
31 Days

**4,252 kWh**

Last Month  
30 Days

**61 kWh**

This Month  
Last Year  
31 Days

## Your Average Daily Use

**140 kWh**

Use

**\$17.02 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.**

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # | 205086004  
Service Address | 12848 FT HAMER RD

**Total Amount Due \$558.15**  
Pay by 11/25/2025



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

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



Account  
205086004

Service Address  
12848 FT HAMER RD

Service Description  
ENTRY MONUMENT/FOUNTAIN

Board District  
1

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38699067	09/28/2025	10/29/2025	49,001	53,346	1.0	4,345	6.162

**Account Summary**

Previous Balance  
Payment(s) Made  
**Balance Forward**  
Current Charges  
**Total Amount Due**

\$542.34  
-\$542.34  
**\$0.00**  
\$558.15  
**\$558.15**

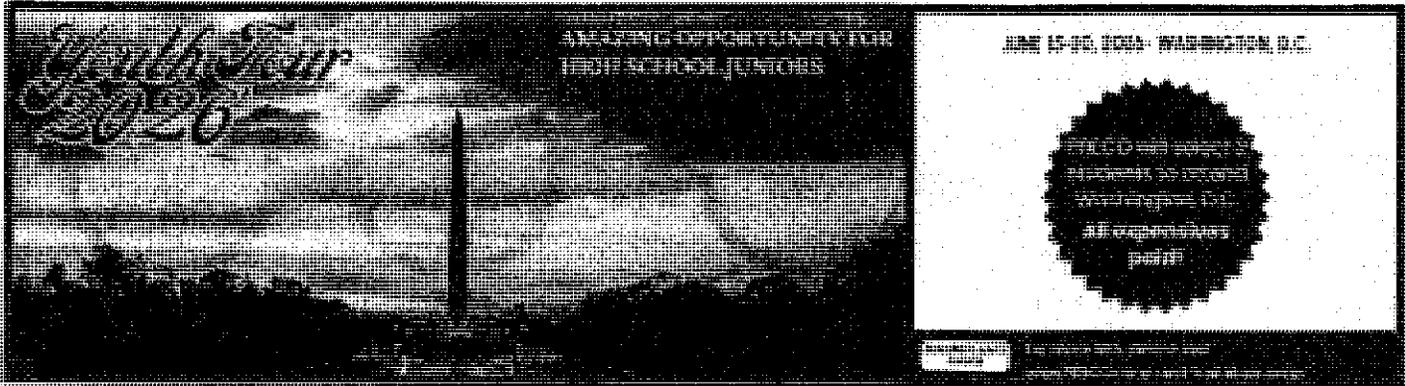
**Current Charges**

Facilities Use Charge \$28.00  
Energy Charge 4,345 kWh @ 0.121 \$525.75  
CPA 4,345 kWh @ -0.006 -\$26.07  
Property Tax Recovery Fee \$16.52  
Gross Receipts Tax \$13.95  
**Total Current Charges \$558.15**

**GS-S**

**Total Amount Due**

**\$558.15**



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

PROSPERITY LAKES CDD  
Bill Date 11/04/2025  
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**

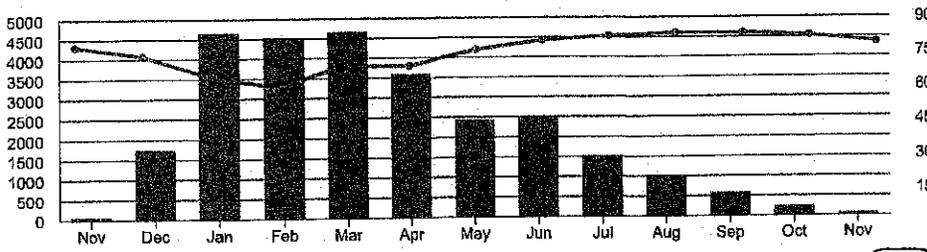
# \$37.16

Pay by 11/25/2025



## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



BY: .....

## Monthly Energy Use Comparison

**62 kWh**

This Month  
31 Days

**231 kWh**

Last Month  
30 Days

**67 kWh**

This Month  
Last Year  
31 Days

## Your Average Daily Use

**2 kWh**

Use

**\$1.13 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.**

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 205086005  
Service Address 13685 PROSPERITY LAKES BLVD

**Total Amount Due \$37.16**  
Pay by 11/25/2025



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

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



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	09/28/2025	10/29/2025	61,194	61,256	1.0	62	0.142
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$57.47	Facilities Use Charge			\$28.00
Payment(s) Made			-\$57.47	Energy Charge	62 kWh @ 0.121		\$7.50
<b>Balance Forward</b>			<b>\$0.00</b>	CPA	62 kWh @ -0.006		-\$0.37
Current Charges			\$37.16	Property Tax Recovery Fee			\$1.10
<b>Total Amount Due</b>			<b>\$37.16</b>	Gross Receipts Tax			\$0.93
				<b>Total Current Charges</b>			<b>\$37.16</b>
<b>Total Amount Due</b>							<b>\$37.16</b>

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JUNE 15-20, 2026- WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C. All expenses paid!

DEADLINE TO APPLY IS JAN 18 For more info, please visit [www.PRECO.org](http://www.PRECO.org) and [YouthTour.org](http://YouthTour.org)

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



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

**Invoice**

Date	Invoice #
11/2/2025	INV0000104511

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,730.42	\$1,730.42
Administrative Services	1.00	\$378.50	\$378.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$324.42	\$324.42
Landscape Consulting Services	1.00	\$850.00	\$850.00
Management Services	1.00	\$1,892.67	\$1,892.67
Website Compliance & Management	1.00	\$110.00	\$110.00
		<b>Subtotal</b>	\$5,702.68
		<b>Total</b>	\$5,702.68

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Prosperity Lakes CDD  
P.O. Box 32414  
Charlotte, NC 28232

November 14, 2025  
Client: 001574  
Matter: 000001  
Invoice #: 27450

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/10/2025	KCH	REVIEW AGENDA AND EMAIL WITH A. SAVINON REGARDING EDITS TO SAME.	0.4	\$150.00
10/16/2025	KCH	PREPARE TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT WITH 13422 SUNSET SAPPHIRE CT; REVIEW AGENDA PACKAGE.	1.1	\$412.50
10/17/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/21/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/23/2025	KCH	PREPARE TERMINATION LETTER TO COOPER POOLS FOR FOUNTAIN MAINTENANCE.	0.5	\$187.50
10/23/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.5	\$562.50
10/24/2025	KCH	PREPARE SERVICES AGREEMENT WITH STEADFAST FOR FOUNTAIN CONVERSION.	1.0	\$375.00
Total Professional Services			5.3	\$1,987.50

November 14, 2025  
Client: 001574  
Matter: 000001  
Invoice #: 27450

Page: 2

---

Total Services	\$1,987.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,987.50
Previous Balance		\$1,237.50
<i>Less Payments</i>		<i>(\$1,237.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,987.50</b>

***Please Include Invoice Number on all Correspondence***

## **Tab 3**



# MONTHLY REPORT

JANUARY, 2026



# PROSPERITY LAKES CDD

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



## SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



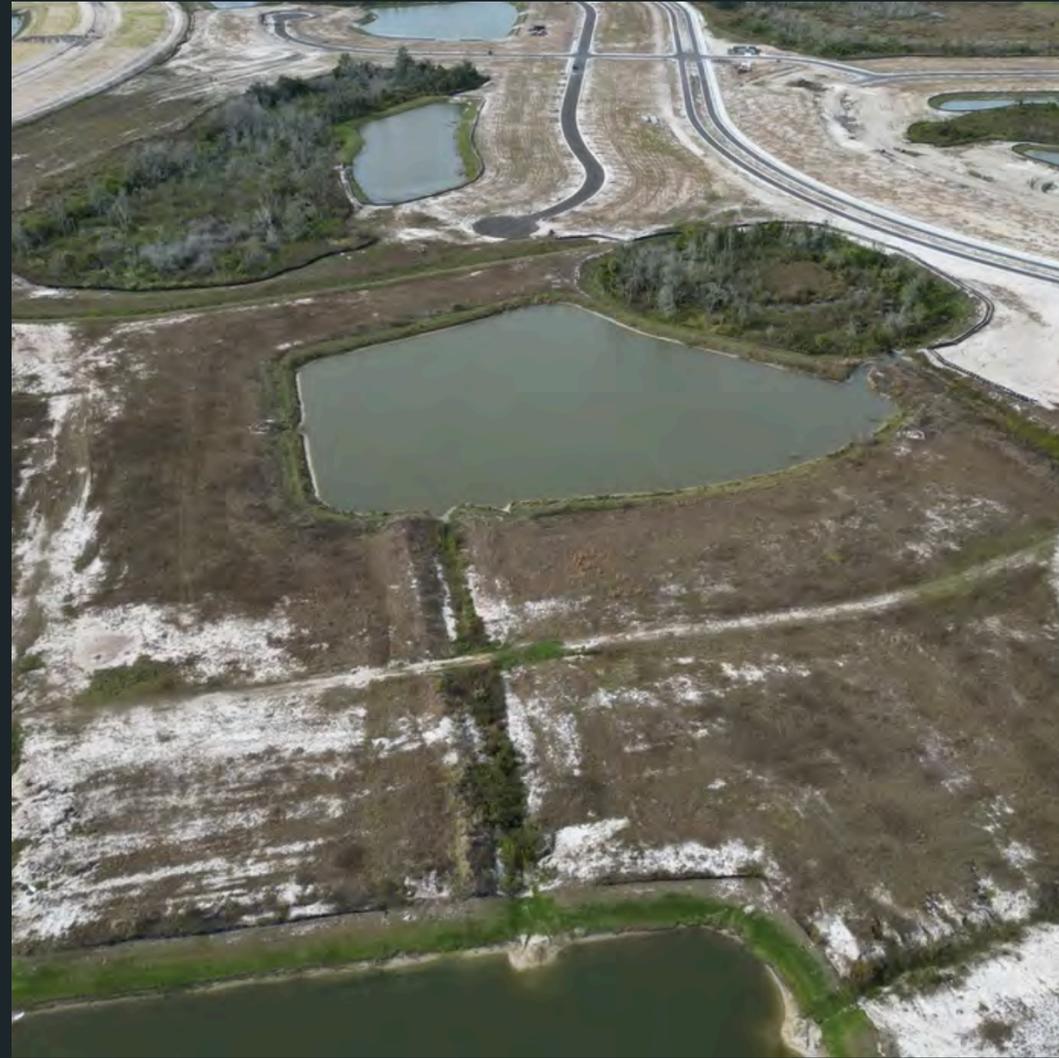
Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

# Tab 4

# Prosperity Lakes

## LANDSCAPE INSPECTION REPORT



December 3, 2025

Rizzetta & Company

Haley Pryor/Matthew Mironchik– Landscape Specialists  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary/Prosperity Lakes Blvd./Rt-301

## General Updates, Recent & Upcoming Maintenance Events

- Turf conditions throughout CDD maintained areas are bare and have high weed pressure. These issues need to be recognized, and an appropriate program must be set in place to rectify current conditions and future treatment to prevent deficiencies.

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. Turf conditions were noted in last report. Steadfast team should provide 2025-2026 Plant Health Care program for review. Timing will be crucial to get the turf and plant health back next season.(pic1a,1b)



2. Along SR-301, some of the trees appear to have animal damage around the root ball. Some areas are actually exposing the edges of the root ball which will make these trees susceptible to 'Wicking Out'.(pic.2)



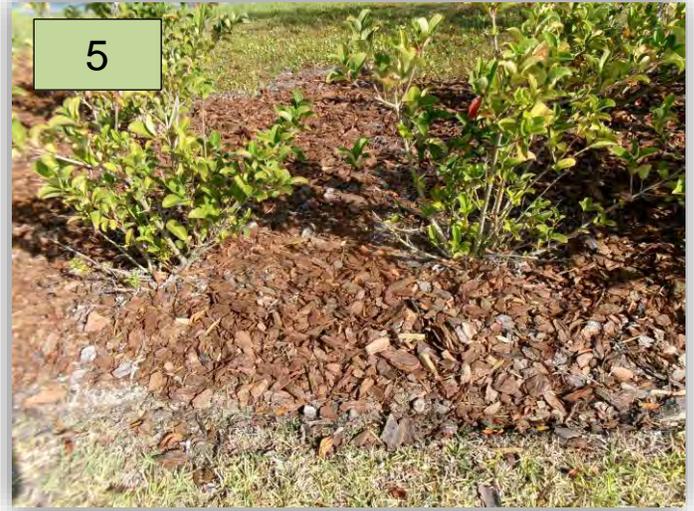
3. **Broken irrigation valves boxes were present throughout community. Crew members should be instructed to report the boxes so that they can be fixed right away.(pic.3a>>,3b>>)**
4. At the intersection of Prosperity Lakes and SR-301, entering the community, there is turf damage from a vehicle that needs to be repaired.(pic.4>>)



# Prosperity Lakes Blvd./Rte.301/Crystal Jade Way



- Throughout property, most of the beds but not all, have a top dressing of new mulch. Tree rings were missed, and in some areas, mulch barely covers bed. Standard mulching practices should be implemented throughout CDD property at a depth of 3" for moisture retention and weed mitigation. Was this a touch up or was this the actual mulching event?(pic.5)



- Small stump in CDD maintained area, on Crystal Jade Way mentioned in last report has not been removed and was mulched around.(pic.6)



- Areas in swales and along pond edges that cannot be mowed due to site conditions should be line trimmed.(pic.7>>)



# Prosperity Lakes Blvd.

8. In the previous report I observed a Sabal Palm, near the pump station at the corner of Prosperity Lakes Blvd. and Blue Diamond Trail, in decline. During this inspection, the palm is showing signs of improvement with center fronds emerging. I now recommend leaving the palm in place and monitoring with each inspection.(pic.8)



11. Multiple irrigation valve box lids were observed broken or missing throughout the property. Irrigation specialist should be on the look out for these during their wet checks. Account manager should ask mow crew team members to notify manager when they spot or break them to be proactive.(pic.12a,12b>>,12c>>)



9. On Prosperity Lakes Blvd. Westbound, just before Radiant Gem Trail, there is vehicular damage in the turf that needs to be repaired.(pic.9)



13. On prosperity Lakes Blvd. Westbound, just before Sweet Angel Aura Way, on the North side of the hedge row between the first resident on Sweet Angel Aura Way and Prosperity Lakes Blvd. there is a patch of turf that appears to have died back from having a tarp on it. This needs to be replaced.(pic.13>>



10. And on Prosperity Lakes Blvd. Eastbound, across from Sweet Angel Aura way, there is more vehicular damage to the turf that needs to be replaced.(pic.10>)

# Prosperity Lakes Blvd./Prosperity Lakes Northwest Entrance



14. Along Prosperity Lakes Blvd Eastbound, between Radiant Gem trail and Blue Diamond Trail, on the back side of the hedge row there were two Oak stumps/root balls that were removed per last report. However, area around the stumps after removal were not cleaned up. This needs to be cleaned up and area restored to normal.(pic.14a,14b)



15. At the Northwest entrance off of Buckeye Rd., there is vehicular damage to the West side bed. This needs to be fixed(pic.15>>)

16. Turf along Ft. Hammer Rd. exhibiting heavy weed pressure. Application timing will be crucial for turf health next season.

<<15



17. All storm drain grates and manhole covers need to be hard edged to prevent grass and debris from clogging grates and for location purposes.(pic.17a,17b)

17a



17b



18. Detail crews should be instructed to remove all advertisement signage placed on CDD property.

19. On the end cap bed of Prosperity Lakes Blvd., adjacent to the Northwest Amenity Center, some of the Lantana has died and should be replaced in the Spring. Detail crews should be instructed to remove any dead plant material.

20. At the Western end on Prosperity Lakes Blvd., at the automatic gate, there is a stand of Bismark Palms that have been injected. Injection wounds are 'weeping'. Please make sure that injections are being performed properly.(pic.20)

20



21. Near that same stand of Bismark palms, at the corner of Lily Quartz Loop, there is another palm that appears to be dead. Please investigate and determine if this tree needs to be removed and replaced.(pic.21>>)

22. 'Pocket' beds, at the back of the residences along Violet Jasper Dr., need extensive pruning.(pic.22>>)

23. In the same area, one of the Mexican Fan palms has died and needs to be removed and replaced(pic.23>>)



# Lily Quartz Loop/Violet Jasper Way

<<21



24. In that same area, behind the residences on Violet Jasper Dr., Half of the beds have been cleaned up. However, these palms and grasses have either been over pruned or pruned unevenly. Detail crews should be instructed to prune palms to a '9-3' standard, only removing brown fronds. Ornamental grasses should be pruned evenly for aesthetics and plant health.(pic.24a,24b)

24a



<<22



24b



<<23



# Violet Jasper Dr.

25. Animal burrowing was observed in some of these 'Pocket' beds behind residences on Violet Jasper Dr.(pic.25)



# Proposals

1. Remove or cut stump below grade and return area near the corner of Sunset Sapphire Ct. and Crystal Jade Way. Item #6.(pic.1)



3. Remove and replace dead palm on Lily Quartz Loop at Prosperity Lakes Blvd.. Item #21(pic.3)



2. Replacement of sod in CDD property at the corner of Sweet Angel Aura Way and Prosperity Lakes. Item #13.(pic.1)



4. Removal and replacement of dead Mexican Fan palm behind residences on Violet Jasper Way. Item #23. (pic.4)



# Prosperity Lakes

## LANDSCAPE INSPECTION REPORT



January 2, 2026

Rizzetta & Company

Haley Pryor - Landscape Specialists

Landscape Inspection Services



Rizzetta & Company

Professionals in Community Management

# Summary/Prosperity Lakes Blvd./HWY 301

## General Updates, Recent & Upcoming Maintenance Events

- Turf conditions throughout CDD maintained areas are bare and have high weed pressure. These issues need to be recognized, and an appropriate program must be set in place to rectify current conditions and future treatment to prevent deficiencies.

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. The right monument at the East entrance off of Hwy 301 has an open trench where irrigation lines were being worked on. Can we get an update on this and when the ground will be packed again? (Pic 1a&b)



2. Documenting turf conditions past the monument and adjacent to Pond 1. Manatee County trucks and Teco Utility vehicles are parking on these areas on a regular basis. Steadfast has replaced the turf twice already yet the constant tire traffic makes a challenging environment for turf health. Can we get an update on the irrigation before the turf is replaced for a 3<sup>rd</sup> time? (Pic 2)



3. The Jasmine at the front edge of the monument bed is getting dry and brittle. Please keep this on your radar to treat and ensure they stay healthy. (Pic 3>)
4. The Hwy 301 monument on the left side in front of Pond 2 also has a trench and a dirt mound from irrigation work. Is there an update on this side as well? (Pic 4a&b>)

# Prosperity Lakes Blvd./HWY 301/Pond 2



6. On the east side of Pond 2, there is a Brazilian Pepper tree extending well beyond the buffer. Can we have this cut back for pond bank clearance? A proposal for clearing this section may be a good idea due to the cluster of miscellaneous vegetation. At least one tree may be dead. (Pic 6)



5. Noting the turf conditions near the left side monument in front of Pond 2 is also patchy with weeds. (Pic 5>)

7. On Prosperity Lakes Blvd., behind the tennis courts, there are a few sections of Viburnum that have not been replaced and a dead bush that needs removal. Is there a plan to fill in these spaces and complete the row? (Pic 7a&b>).

# Prosperity Lakes Blvd./Pond 1/Sunset Sapphire Ct.

8. There are two large and very active fire ant mounds at the storm drain on Prosperity Lakes Blvd. in front of the amenity center. Can this be re-visited and treated again? (Pic 8)



9. Off of Prosperity Lakes Blvd. Westbound, there is a heap of dirt and plant debris that needs removal at the southern end of Pond 1. Can we have this removed to prevent damage to existing turf underneath? (Pic 9)



10. The empty patch with a landscaped border on Sunset Sapphire Ct. looks like a mobile unit was removed. What are the plans for this bare section of ground next to the Lennar Welcome Center? Please advise. (Pic 10)



11. Podocarpus placements bordering the parking pad to the Lennar Welcome Center on Sunset Sapphire Ct. cul-de-sac are browning and in decline. There are 2 plantings that need to be inspected in case of pests or fungal disease. (Pic 11>)

# Prosperity Lakes Blvd./Sunset Sapphire Ct./

12. The median on Prosperity Lakes Blvd. after Crystal Jade Way has struggling Lantana. Please inspect these plantings in case of a nutrient imbalance or pests causing leaf drop. Surrounding Lantana in the same bed still have leaves. Please confirm the irrigation to this end of the median. (Pics 12a&b)



12a



12b



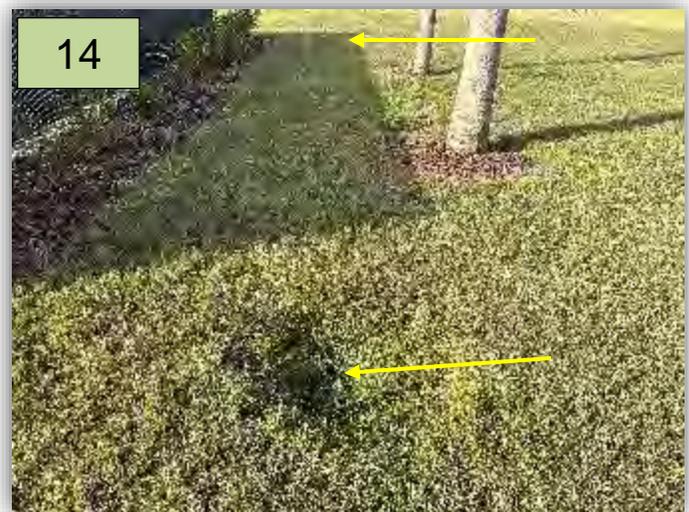
<11

13. Noting the revived Palm at the lift station on the corner of Prospect Lakes Blvd. and Blue Diamond Trail. Irrigation was corrected at the pump and this area was receiving water as needed. (Pic 13)



13

14. On each side of the palm trees at the lift station there are holes from previous tree removals that need to be filled. Can filling these two indentions be scheduled to prevent potential risk of injuries? (Pic 14)



14

15. The stump and mulched tree ring are still present on the green space corner of Sunset Sapphire Ct. and Crystal Jade way. Is there an update on a tree replacement or a turf over? (Pic15>)

# Buckeye Rd./Prosperity Lakes Blvd./Ft. Hamer Rd.

16. Documenting tire damage to turf and corner of the monument bed at the Buckeye entrance to Prosperity Lakes West. (Pic 16)



18. The monument bed on the exit side off Buckeye Rd. has sections of Jasmin and Perennial Peanut at the front end by the sidewalk that are developing dry patches. Is irrigation getting to this area of the bed? The sections towards the back look full and lush. (Pic 18)



17. The median at the West entrance at Buckeye Rd. has a struggling Ixora bush. Please check on irrigation at this bed and inspect this bush. Roots are very dry and lifting. (Pic 17)



19. Grasses throughout the median on Ft. Hamer need to be trimmed. Is this scheduled for January? (Pic 19)



20. The west pickle ball parking entrance still has disturbed turf where road construction was conducted in mid December, 2025. Is there a proposal pending to repair the affected area? Steadfast, please advise. (Pic 20a&b>)

# Prosperity Lakes Blvd./Ft. Hamer/Lily Quartz Loop

21. Ixora bushes at the median of Prospect Lakes Blvd. and Ft. Hamer need to be inspected. These look like they may be struggling like the previous placement in West Prospect Lakes. (Pic 21)



21

22. The gated entrance and exit to Lily Quartz Loop is lined with Bizmarck Palms that have yellowed since the last inspection. Can a soil sample with PH test be done to test the palms for chlorosis? These are the placements that have *Bizmarck Black Stain* from injections so all palms on both sides of the gate need regular check ups for nutrients and tree health. Please inspect and treat accordingly. (Pics 22a&b)



22a



<20a



22b



<20b

23. Is there a proposal pending for the dead Sabal Palm in the Bizmarck grouping? We also have a dead palm across the street from Lily Quartz Loop next to the lift station that needs to be removed. This is a dead trunk on the right of the Mobile Mini. (Pic 23a&b>)

# Lily Quartz Loop/Violet Jasper Way

25. The grasses lining the fence behind homes on Lily Quartz Loop need to be trimmed. (Pic 25)



26. Behind the homes on Violet Jasper Way, there are still several storm drain grates that need to be hard edged when the mowing crews are out. Turf can quickly cover these openings so please instruct crews accordingly. (Pics 26a-c)



# Violet Jasper Way

27. There are 7 pocket beds behind the homes on Violet Jasper Way that still need maintenance. Mexican Fan Palms need dead fronds removed and grasses need trimming. There is a huge visual difference between the beds that have been maintained and the ones awaiting service. Can these get scheduled with the detail team? There is also a dead Fan Palm that needs removal and replacement. (Pics 27a-d>)



# Proposals

1. Remove dead palm trunk by the lift station on Violet Jasper Way and across from Lily Quartz Loop. This is called out in item #24 b .(Pic 1)



2. Prosperity Lakes Blvd. between Angel Aura Way and Radiant Gem Tr. has tire damage to turf. This is on the north bank of Pond 20. Please submit a proposal to replace.
3. (Pic 2a & b)



## **Tab 5**

# Prosperity Lakes

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## LANDSCAPE INSPECTION REPORT



January 2, 2026

Rizzetta & Company

Haley Pryor - Landscape Specialists

Landscape Inspection Services



Rizzetta & Company

Professionals in Community Management

# Summary/Prosperity Lakes Blvd./HWY 301

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1. The right monument at the East entrance off of Hwy 301 has an open trench where irrigation lines were being worked on. Can we get an update on this and when the ground will be packed again? (Pic 1a&b)  <sup>1</sup>



2. Documenting turf conditions past the monument and adjacent to Pond 1. Manatee County trucks and Teco Utility vehicles are parking on these areas on a regular basis. Steadfast has replaced the turf twice already yet the constant tire traffic makes a challenging environment for turf health. Can we get an update on the irrigation before the <sup>2</sup>turf is replaced for a 3<sup>rd</sup> time? (Pic 2) 



3. The Jasmine at the front edge of the monument bed is getting dry and brittle. Please keep this on your radar to treat and ensure they stay healthy. (Pic 3>)  <sup>3</sup>

4. The Hwy 301 monument on the left side in front of Pond 2 also has a trench and a dirt mound from irrigation work. Is there an  update on this side as well? (Pic 4a&b>) <sup>4</sup>

# Summary of Comments on Slide 1

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## Page: 2

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Number: 1 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:24:43 PM

---

The drainage from the planters will be completed by EOB on 1/9/26

Number: 2 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:24:35 PM

---

The irrigation here was checked this week by the irrigation manager and he confirmed that it is working efficiently.

Number: 3 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:28:01 PM

---

The irrigation is working here. The jasmine appears to have slowed growing, and had some leaf loss when we had the cooler weather about a week and a half ago. We will watch this area.

Number: 4 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:29:06 PM

---

This will be finished by EOB 1/9/26.

# Prosperity Lakes Blvd./HWY 301/Pond 2

<3



<5



<4a



6. On the east side of Pond 2, there is a Brazilian Pepper tree extending well beyond the buffer. Can we have this cut back for pond bank clearance? A proposal for clearing this section may be a good idea due to the cluster of miscellaneous vegetation. At least one tree may be dead. (Pic 6)

<4b



6



7. On Prosperity Lakes Blvd., behind the tennis courts, there are a few sections of Viburnum that have not been replaced and a dead bush that needs removal. Is there a plan to fill in these spaces and complete the row? (Pic 7a&b)

5. Noting the turf conditions near the left side monument in front of Pond 2 is also patchy with weeds. (Pic 5>)

---

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:31:29 PM  
A proposal was recently submitted to cut the dead trees down and clean up the area.

---

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:33:52 PM  
This area declined during the summer from flooding after heavy rains.

---

# Prosperity Lakes Blvd./Pond 1/Sunset Sapphire Ct.

8. There are two large and very active fire ant mounds at the storm drain on Prosperity Lakes Blvd. in front of the amenity center. Can this be re-visited and treated again? (Pic 8) 



9. Off of Prosperity Lakes Blvd. Westbound, there is a heap of dirt and plant debris that needs removal at the southern end of Pond 1. Can we have this removed to prevent damage to existing turf underneath? (Pic 9) 



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11. Podocarpus placements bordering the parking pad to the Lennar Welcome Center on Sunset Sapphire Ct. cul-de-sac are browning and in decline. There are 2 plantings that need to be inspected in case of pests or fungal disease. (Pic 11>) 

## Page: 4

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 Number: 1      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 3:36:14 PM  
The turf underneath is already damaged. This will be removed next detail service.

---

 Number: 2      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 3:35:21 PM  
These and many other have been treated this last week.

---

 Number: 3      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 3:38:18 PM  
These appear to have too much water. We are going to reduce water and monitor.

---

# Prosperity Lakes Blvd./Sunset Sapphire Ct./

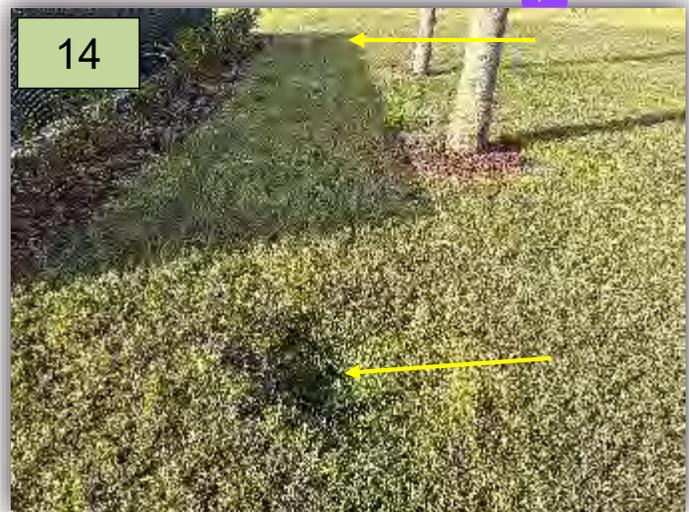
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14. On each side of the palm trees at the lift station there are holes from previous tree removals that need to be filled. Can filling these two indentions be scheduled to prevent potential risk of injuries? (Pic 14) 



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## Page: 5

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Number: 1 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:41:33 PM

Irrigation appears to be working correctly. This area has struggled from being driven over and some soil health.

---

Number: 2 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:42:34 PM

These will be filled next detail service.

---

Number: 3 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:43:36 PM

I will take this out and seed the area next detail service.

# Buckeye Rd./Prosperity Lakes Blvd./Ft. Hamer Rd.

16. Documenting tire damage to turf and corner of the monument bed at the Buckeye entrance to Prosperity Lakes West. (Pic 16)



18. The monument bed on the exit side off Buckeye Rd. has sections of Jasmin and Perennial Peanut at the front end by the sidewalk that are developing dry patches. Is irrigation getting to this area of the bed? The sections towards the back look full and lush. (Pic 18)



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19. Grasses throughout the median on Ft. Hamer need to be trimmed. Is this scheduled for January? (Pic 19)



20. The west pickle ball parking entrance still has disturbed turf where road construction was conducted in mid December, 2025. Is there a proposal pending to repair the affected area? Steadfast, please advise. (Pic 20a&b)

## Page: 6

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Number: 1 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:45:44 PM

A proposal was sent to fix all vehicle damage. It appears more vehicle damage has been done since the proposal.

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Number: 2 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:48:50 PM

Irrigation here is working. We are going to make adjustments to help it thrive. The jasmine did lose some leaves during the recent short cold spell.

---

Number: 3 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:46:42 PM

Irrigation is working better now and the shrub is showing new growth.

---

Number: 4 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:49:25 PM

January detail service

---

Number: 5 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:50:39 PM

This was handled by the land development department.

# Prosperity Lakes Blvd./Ft. Hamer/Lily Quartz Loop

21. Ixora bushes at the median of Prospect Lakes Blvd. and Ft. Hamer need to be inspected. These look like they may be struggling like the previous placement in West Prospect Lakes. (Pic 21)



21

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22a



<20a



22b



<20b

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Number: 1 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 3:55:50 PM

Irrigation here are sprays; we will make the needed adjustments for coverage.

---

Number: 2 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 4:01:03 PM

I have consulted with our horticulturist. The staining was not from injections. The staining is from an injury some of these palms had- possibly signs nailed to them. Bismarks yellowing at the tips is most likely due to the recent cold temperatures in which they are susceptible. They are due for fertilizer on January 20th, or before.

---

Number: 3 Author: cwilbur Subject: Sticky Note Date: 1/9/2026 4:03:03 PM

A proposal for the Pindo Palm replacement and removal of the Sabal will be sent in the next week.

# Lily Quartz Loop/Violet Jasper Way

25. The grasses lining the fence behind homes on Lily Quartz Loop need to be trimmed. (Pic 25)



26. Behind the homes on Violet Jasper Way, there are still several storm drain grates that need to be hard edged when the mowing crews are out. Turf can quickly cover these openings so please instruct crews accordingly. (Pics 26a-c)



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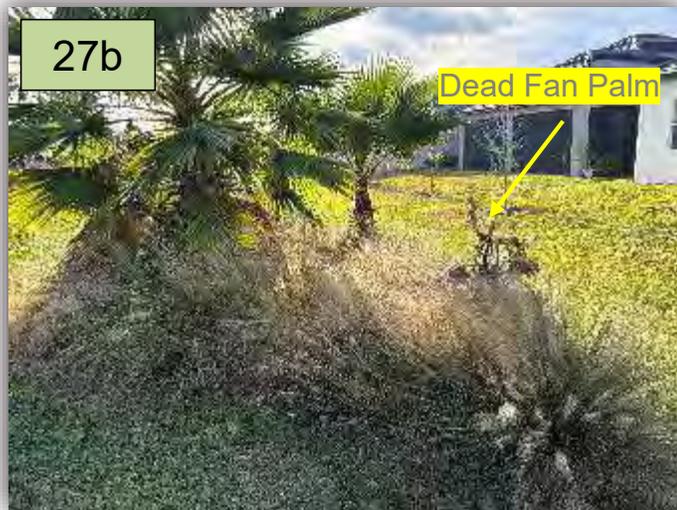
 Number: 1      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 4:05:03 PM  
Next detail service

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 Number: 2      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 4:05:26 PM  
I will have this addressed next service.

# Violet Jasper Way

27. There are 7 pocket beds behind the homes on Violet Jasper Way that still need maintenance. Mexican Fan Palms need dead fronds removed and grasses need trimming. There is a huge visual difference between the beds that have been maintained and the ones awaiting service. Can these get scheduled with the detail team? There is also a dead Fan Palm that needs removal and replacement. (Pics 27a-d) 



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 Number: 1      Author: cwilbur      Subject: Sticky Note      Date: 1/9/2026 4:06:29 PM  
This will be addressed next detail service.

# Proposals

1. Remove dead palm trunk by the lift station on Violet Jasper Way and across from Lily Quartz Loop. This is called out in item #24 b .(Pic 1)



2. Prosperity Lakes Blvd. between Angel Aura Way and Radiant Gem Tr. has tire damage to turf. This is on the north bank of Pond 20. Please submit a proposal to replace.
3. (Pic 2a & b)



# **Tab 6**



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 26, 2026 @ 11:00am
- **Proposed Budget Presentation:** May 25, 2026

# District Manager's Report

January 22,

# 2026

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$932,217
Debt Service Fund Investment Balance:	\$998,303
Capital Projects Fund Investment Balance:	\$6,014
<b>Total Cash and Investment Balances:</b>	<b>\$1,936,534</b>
<b>General Fund Expense Variance:</b>	<b>\$411,260 Under Budget</b>