



Rizzetta & Company

Deerbrook Community Development District

Board of Supervisors' Meeting August 12, 2025

**District Office:
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.deerbrookcdd.org

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

www.deerbrookcdd.org

Board of Supervisors	Candice Bain Owen Buborick William Fife John Blakley Pete Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off while in the meeting room.

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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) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD, SUITE 100,
WESLEY CHAPEL, FL 33544

Board of Supervisors
Deerbrook Community
Development District

August 4, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Deerbrook Community Development District will be held on **Tuesday, August 12, 2025 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatic Report..... Tab 1
 - B. Field Services Landscape Inspection Report Tab 2
 - C. Landscape Contractor Report/Update
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 1. Presentation of District Manager Report..... Tab 3
 2. Presentation of Website Compliance Report Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on July 8, 2025 Tab 5
 - B. Consideration of Operation & Maintenance Expenditures for June 2025 Tab 6
- 5. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-07; Adopting Fiscal Year 2025-2026 Final Budget..... Tab 7
 - ii. Consideration of Fiscal Year 2025-2026 Deficit Funding Agreement Tab 8
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-08; Levying O&M Assessments for Fiscal Year 2025-2026..... Tab 9
 - C. Consideration of Resolution 2025-09; Setting Fiscal Year 2025-2026 Meeting Schedule..... Tab 10
 - D. Consideration of 2024-2025 Goal & Objectives Report..... Tab 11
 - E. Consideration of Cooper Pools Commercial Pool Service Agreement Tab 12

6. AUDIENCE COMMENTS AND 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) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes

District Manager

Tab 1



Deerbrook Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/28/2025

Prepared for:
Deerbrook
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
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TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Site 15	9

Site Map	10
-----------------------	-----------



Site Assessments

Pond 100A

Comments:

Normal Growth Observed

New growth of Slender Spike Rush was observed on pond 1. This new growth will be targeted for treatment. No issues were observed with algae or shoreline weeds.



Pond 100B

Comments:

Site Looks Good

No issues were observed on this pond with algae, submersed weeds, or shoreline weeds. A minor amount of grass clippings were observed on this pond. This may contribute to future problems with algae. Recommend advising the landscaping company to drive in the opposite direction around the pond to avoid putting unnecessary amounts of grass clippings in the pond.



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Site Assessments

Pond 200

Comments:

Site Looks Good

Pond 200 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 300

Comments:

Site Looks Good

Pond 300 looks good overall but grass clipping were observed throughout the pond. This will lead to algae blooms. No current issues with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 400

Comments:

Site Looks Good

Pond 400 looks good overall but grass clipping were observed throughout the pond. This will lead to algae blooms. No current issues with algae, submersed weeds, or shoreline weeds.



Pond 500

Comments:

Site Looks Good

Pond 300 looks good overall but grass clipping were observed throughout the pond and around most of the entire perimeter. This will lead to algae blooms.

No current issues with algae, submersed weeds, or shoreline weeds.



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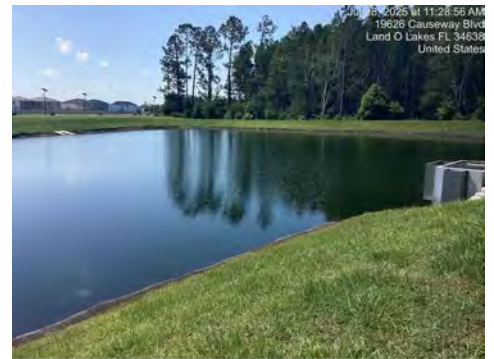
Site Assessments

Pond 600

Comments:

Normal Growth Observed

Grass clippings were observed in this pond, and algae is starting around the areas where the grass clippings are. No issues were observed with submersed weeds or shoreline weeds.



Pond 700

Comments:

Normal Growth Observed

Grass clippings were observed on this pond and Planktonic algae has began to grow. No issues were observed with submersed weeds or shoreline weeds. The algae will be targeted on the next visit. Recommend that the landscapers avoid getting large amounts of grass clippings into the pond.



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Site Assessments

Pond 800

Comments:

Site Looks Good

Grass clippings were observed in this pond. Recommend that the landscapers avoid getting large amounts of grass clippings into the pond. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 900

Comments:

Site Looks Good

Grass clippings were observed all throughout this pond and will most likely lead to an algal bloom due to the large amount. Recommend that the landscapers avoid getting large amounts of grass clippings into the pond. Currently there are no issues with algae, submersed weeds, or shoreline weed. We will monitor for new algae growth and target for treatment when needed.



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Site Assessments

Pond 1000

Comments:

Site Looks Good

Pond 1000 looks great. No issues were observed with algae, submersed weeds or shoreline weeds.



Pond 1100

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush was observed in pond 1100. This will be targeted for treatment. No issues were observed with algae or shoreline weeds.



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Site Assessments

Pond 1200

Comments:

Site Looks Good

Pond 1200 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds, however there were grass clippings observed around most of the perimeter in the water on on the exposed bank. This may lead to algal blooms. We will monitor for any changes and provide treatment when needed.



Pond 1300

Comments:

Site Looks Good

Pond 1300 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Floodplain Pond

Comments:

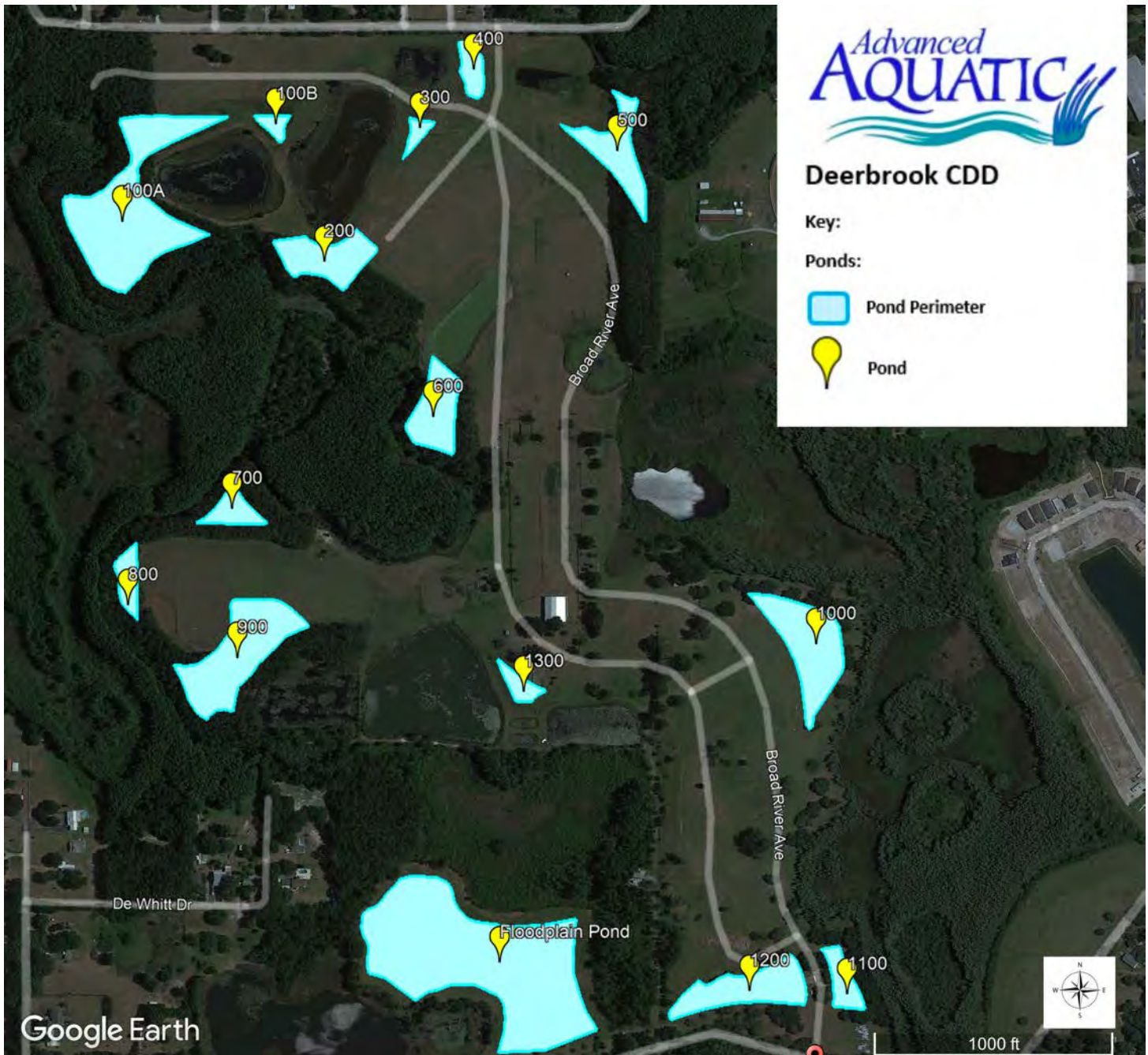
Normal Growth Observed

A minor new growth of Slender Spike Rush, Torpedograss, and algae growing on top of the Slender Spike Rush were observed. These will be targeted for treatment.





Map



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Deerbrook Community Development District

Quarterly Wetland Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

7/28/2025

Prepared for:

Deerbrook
Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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TABLE OF CONTENTS

Site Assessments

Sites 1-2B&C.....	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14A	8
Sites 14B-15A	9
Sites 15B-16	10
Sites 17-18	11
Sites 19-20	12

Site Map	13
-----------------------	-----------



Wetland Inspection Report | Page 2

Site Assessments

Buffer 1

Comments:

Normal Growth Observed

Caesar Weed, Dog Fennel, Chinese Tallow, and Rattlebox were the invasive new growth observed in Buffer 1. These will be targeted for treatment within the buffer area as well as the holding area for the pond outflow. An abundance of young Pine growth was observed.



Buffer 2B&C

Comments:

Treatment In Progress

Caesar Weed, Dog Fennel, Thistle, and Vines show signs of previous treatment. New growth of Caesar Weed and Dog Fennel were also observed. These will be targeted for treatment. Oak, Pine, Maple, and Cypress trees are among some of the native vegetation found in this area.



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Wetland Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Treatment In Progress

Dog Fennel, Caesar Weed, Thislste, and Vines show signs of previous treatment. New growth of Dog Fennel and Caesar Weed were observed. These will be targeted for treatment.



Buffer 4

Comments:

Treatment In Progress

Dog Fennel, Torpedograss, Caesar Weed, and Sesbania show signs of previous treatment. New growth of Caesar Weed, Rattlebox, Sesbania, and Dog Fennel were observed and will be targeted for treatment.



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Wetland Inspection Report | Page 4

Site Assessments

Buffer 5

Comments:

Treatment In Progress

The Dog Fennel around the wetland was previously treated and some new growth was observed. The new growth will be targeted for treatment. Arrowhead, Maple, Fern, and Spatterdock are some of the native vegetation observed.



Buffer 6

Comments:

Treatment In Progress

The Dog Fennel and Torpedograss around the wetland was previously treated and some new growth was observed. The new growth will be targeted for treatment. Arrowhead, Maple, Fern, and Spatterdock are some of the native vegetation observed.



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Site Assessments

Buffer 7

Comments:

Treatment In Progress

The Dog Fennel on the border of this buffer was recently treated. Some minor new growth remains and will be targeted for treatment.



Buffer 8

Comments:

Normal Growth Observed

Dog Fennel, Rattlebox, and Vine growth were observed. These will be targeted for treatment.



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Site Assessments

Buffer 9

Comments:

Normal Growth Observed

Dog Fennel, Caesar Weed, and Sesbania growth was observed. This will be targeted for treatment.

Abundance young pine growth was observed.



Buffer 10

Comments:

Normal Growth Observed

Dog Fennel and Sesbania growth was observed. This growth will be targeted for treatment.

There is an abundance of young Pine growth around this buffer.



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Site Assessments

Buffer 11

Comments:

Normal Growth Observed

Minor amounts of Dog Fennel, Rattlebox, and Caesar Weed were observed. These will be targeted for treatment.

Pine, Cypress, and native Ferns are among some of the native vegetation that can be found in this buffer.

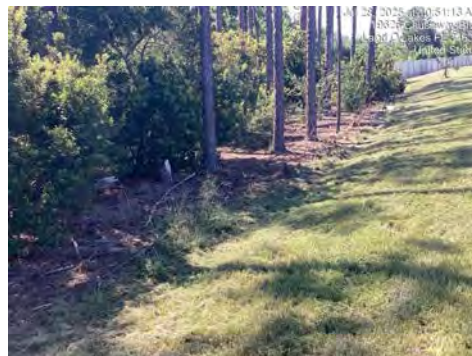


Buffer 12

Comments:

Site Looks Good

This buffer area looks great, how ever there are grass clippings thrown into buffer, first 1-2 ft.



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Site Assessments

Buffer 13

Comments:

Treatment In Progress

Previous treatments targeted Dog Fennel, Thistle, and Caesar Weed. Some new growth was observed and will be targeted for treatment. Pickerelweed, Saltbush, Cypress, and Oak are some of the native vegetation observed in this buffer.



Buffer 14A

Comments:

Normal Growth Observed

A minor amount of Caesar Weed and Dog Fennel were observed. These will be targeted for treatment. Maple, Pine, Wax Myrtle, Palmetto, native fern, and Cypress are the native vegetation found on this site.



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Site Assessments

Buffer 14B

Comments:

Normal Growth Observed

The Pickerelweed is continuing to thrive and will continue to slowly spread.



Buffer 15A

Comments:

Treatment In Progress

Dog Fennel, Thistle, Camphorweed were previously treated. Some growth remains and will be targeted for treatment.



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Site Assessments

Buffer 15B

Comments:

Treatment In Progress

Dog Fennel, Caesar Weed, and Camphorweed were previously treated and some growth remains and will need a follow up to target the remainder.



Buffer 16

Comments:

Treatment In Progress

Minor growth of Dog Fennel and a trace amount of Caesar Weed were observed. These will be targeted for treatment.



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Site Assessments

Buffer 17

Comments:

Normal Growth Observed

The inflow structure on buffer 17 looks good and is clear of vegetation for water to flow freely. Torpedo grass was observed in the area.



Buffer 18

Comments:

Treatment In Progress

Dog Fennel, Caesar Weed, Torpedograss, and Thistle were previously treated, New growth was observed and will be targeted for treatment.



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Site Assessments

Buffer 19

Comments:

Treatment In Progress

Dog Fennel and Caesar Weed were previously treated. Some Dog Fennel still remains and will be targeted for treatment.



Buffer 20

Comments:

Requires Attention

Sesbania, Dog Fennel, Brazilian Peppers, and other invasive species were observed. These will be targeted for treatment.



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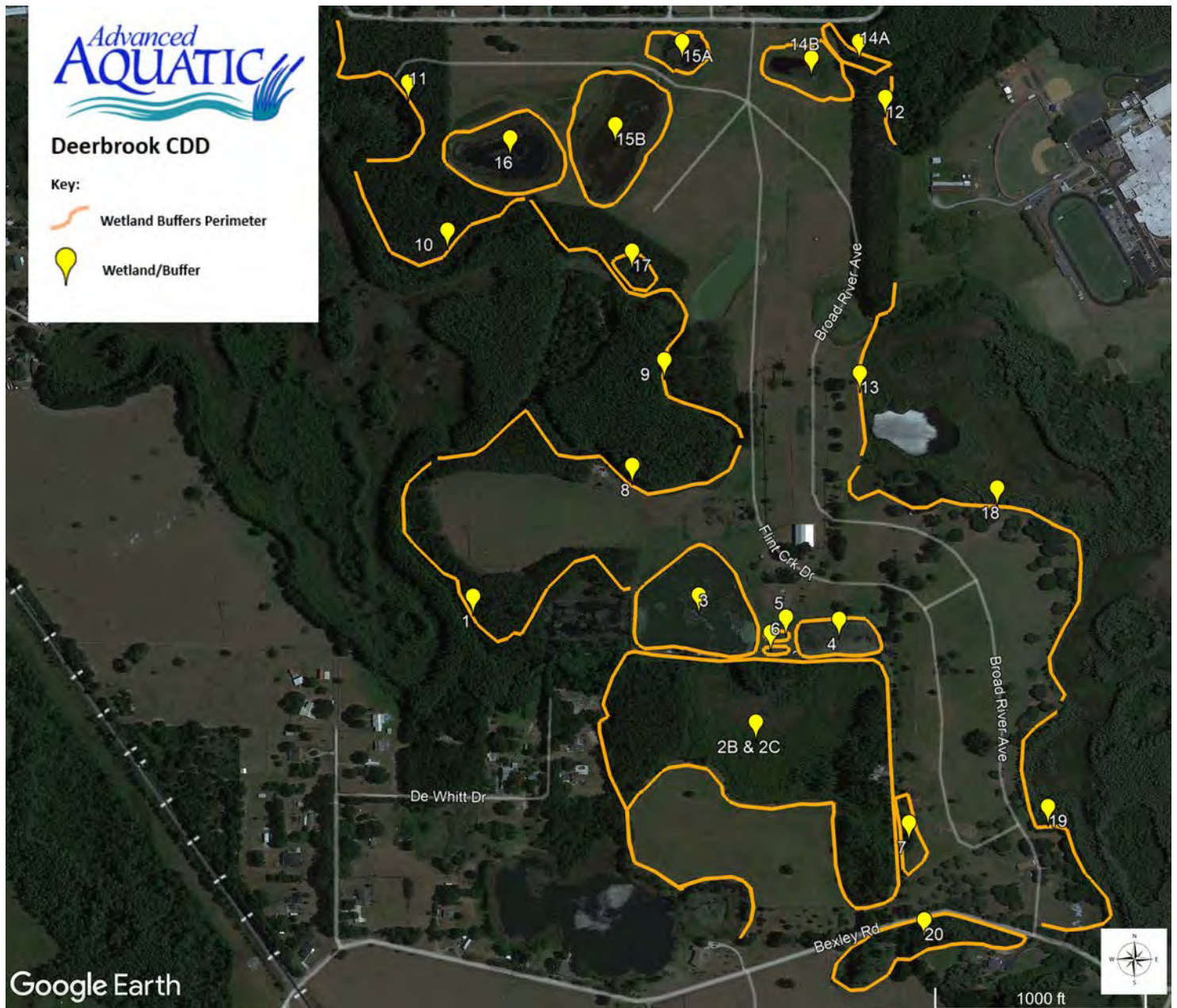
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Tab 2

DEERBROOK

LANDSCAPE INSPECTION REPORT



July 22, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Causeway Blvd, Magnolia Spring way

General Updates, Recent & Upcoming Maintenance

- Redtree, please note that the weeds mentioned in my report are now at a stage where hand-pulling is required to properly address the issue.
- Please remember to pick up any trash or debris throughout the property. With ongoing construction in the area, there is an increased likelihood of scattered debris—be especially vigilant during each visit to maintain a clean and presentable site.

The following are action items for Redtree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Redtree, please assess the front beds near the Deerbrook sign. We are experiencing significant decline with several plants. I am noting this now and will continue to monitor the area over the next month to determine if replacement plantings will be necessary. (Pic 1)



2. Redtree, there are very large weeds going to seed—approximately 3 feet tall—in the front beds along Magnolia Spring Way. These need to be removed immediately, as they are detracting from the overall appearance of the area. (Pic 2a>, 2b>)

Causeway Blvd, Magnolia Spring Way,

3. Redtree, please diagnose what is going on with this Live Oak. It has several declining stems and appears to be under stress. Can you confirm how often the irrigation is running in this area? Also, check for any signs of girdling roots or other contributing factors. (Pic 3)



4. Underneath the oak tree near Pond 400—according to the maintenance exhibit—there is a broken irrigation head along with a glass bottle. Please remove all debris from the area and diagnose where the irrigation head was located so it can be properly repaired or replaced. (Pic 4)



5. Please remove all dead plant material from this area. If any plantings need to be replaced, I will propose a suitable replacement once removal is complete. (Pic 5>)

6. Please remove any and all debris from the beds located on the east side of Magnolia Spring Way, just south of Causeway Blvd. The area needs to be cleaned up to maintain appearance and safety. (Pic 6)



7. Throughout the turf areas is extremely wet. I'd like to confirm the irrigation schedule—specifically, the run times and frequency. I understand it has recently rained, so please also check whether the rain sensor is active and functioning properly.
8. There are a significant number of weeds—primarily grassy types—within the Fakahatchee grass beds located east of Magnolia Spring Way and south of Causeway Blvd. Please remove these by hand to avoid damaging the ornamental grasses. (Pic 8>)



Causeway Blvd, Magnolia Spring Way,

9. In the bed located east of Magnolia Spring Way and south of Causeway Blvd, there are two struggling Saw Palmetto palms alongside two well-established ones. Please inspect the declining palms for any signs of disease or stress, and treat accordingly. (Pic 9)



10. OK, what's going on in this area? I can see that it was treated, but now the dead nutsedge is creating an eyesore in the bed. Please remove all dead plant material as soon as possible to clean up the appearance. (Pic 10>)

11. Please note that the bed running parallel to Magnolia Spring Way on the east side is still heavily infested with weeds. These need to be hand-pulled, and all debris should be removed.

12. Please ensure that mower blades are sharp before returning to the property. The turf is showing uneven height, and a significant amount of grass debris was left behind. Moving forward, please make sure the turf is being double-cut or mowed over again to properly mulch and clear the debris. (Pic 12)

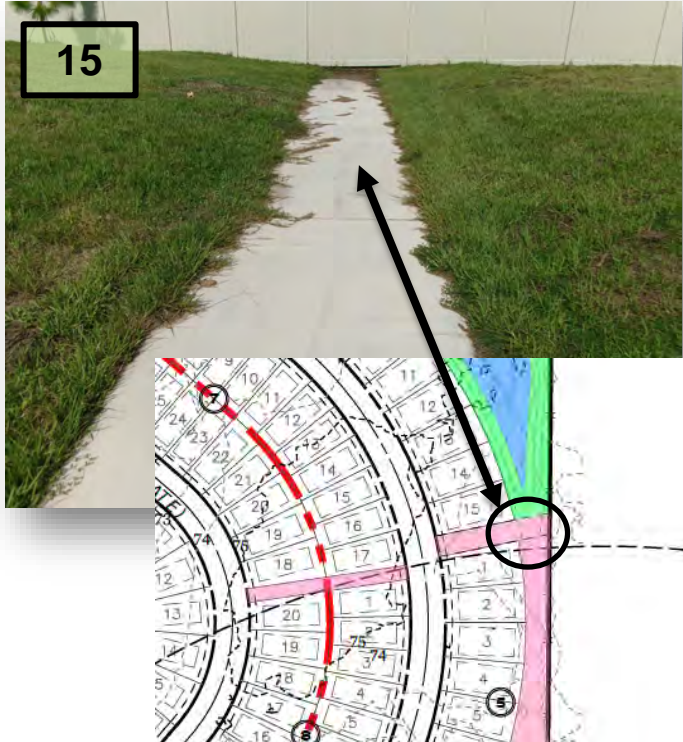


13. Please ensure that edging is being properly completed around all irrigation and utility boxes. These areas should be neatly defined and kept free of overgrowth.
14. Please ensure that edging is being completed along the backside of all planting beds. These areas are currently being overlooked and need to be clearly defined to maintain a clean, finished appearance.



Broad River Ave, Wisteria Loop

15. Driving east on Broad River Ave, the first community walkway has a section where the concrete path is edged properly—up until the last 20 feet. Please ensure the remaining portion is edged as well to maintain a consistent appearance along the entire walkway. (Pic 15)



17. In this same area along the fence, there are 10 pine trees with no defined tree rings. Turf debris is accumulating around the base of each tree, which can lead to long-term health issues. Please clear the debris and re-establish clean, defined rings around each tree. (Pic 17a, 17b)

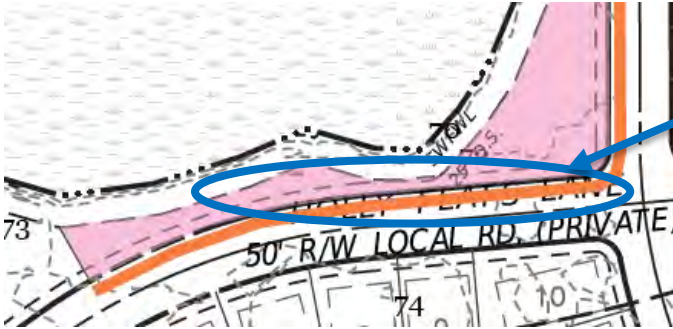


16. In the same area, as above, there is an overgrown Brazilian Peppertree limb hanging over the vinyl fencing. Please trim the limb back from the fence and clean up any debris underneath where the limb overhangs. (Pic 16)



18. At the end of Broad River Ave and Wisteria Loop, several additional tree rings are filled with grass clippings. As with the others, this can lead to long-term health issues for these newly planted trees. Please remove the clippings and ensure the rings are clean and properly maintained. (Pic 18a>, 18b>)

19. While driving east along Holly Flats Ln, at the corner of Flint Creek Dr, there is a noticeable amount of grass clipping debris that was not properly mowed over or evenly distributed. Please ensure mower blades are sharp before servicing this area to achieve a cleaner, more even cut and proper mulching of debris. (Pic 19>)



20. Overall, I observed a significant amount of weedy plant material, poor mulching of grass clippings, and several declining or dying plants. During the next visit, I will be specifically checking for improvement in these three key areas. Addressing these issues promptly will greatly improve the quality and appearance of the property moving forward.



Proposals

1. Redtree, at the front entrance on Magnolia Spring Way we have one Japanese Blueberry tree exhibiting significant dieback. Please propose removal and replacement with a 2" caliper of the Japanese Blueberry *Elaeocarpus decipiens*. This option must also include the construction of an 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1)



2. Redtree – At the front entrance on Magnolia Spring Way, please propose the replacement of the 6 dead Blue Daze (Evolvulus glomerata 'Blue My Mind') with 6 full 1-gallon pots to maintain a uniform and healthy appearance. (Pic 2)



3. The front entrance ROW bed on the east side of Magnolia Spring Way appears to contain Dwarf Inkberry Holly (Ilex glabra). Propose 2 replacement plants for this location with FULL 3-GAL pots to maintain overall appearance. (Pic 3)



4. South of Causeway Blvd and east of the entrance on Magnolia Spring Way, there is a small, random pocket of plantings on a 10ft x 10ft hillside that appears out of place. I propose removing these plantings, grading this slope, and installing approximately 100 sq. ft. of St. Augustine sod for a cleaner and more cohesive look. (Pic 4)



Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 9, 2025 @ 5:00 PM

**District
Manager's
Report**

August 12

2025

FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance: \$23,541

Debt Service Fund Investment Balance: \$767,588

Total Cash and Investment Balances: \$791,129

General Fund Expense Variance: \$56,681 Over Budget

Tab 4



Quarterly Compliance Audit Report

Deerbrook

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

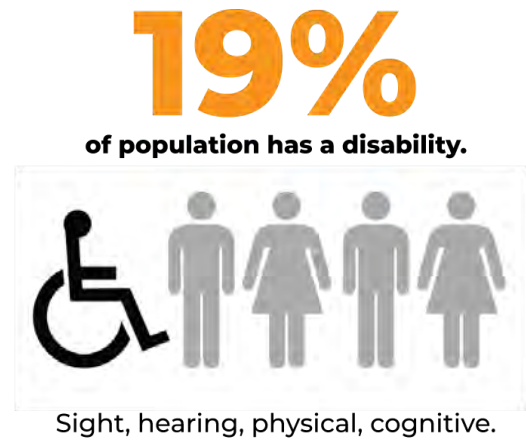
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 5

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.

**DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Deerbrook Community Development District was held on **Tuesday, July 8, 2025, at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Owen Budorick	Board of Supervisors, Vice Chairman
William Fife	Board of Supervisors, Assistant Secretary (via phone)
John Blakley	Board of Supervisors, Assistant Secretary
Pete Williams	Board of Supervisors, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Jason Liggett	LIS, Rizzetta & Company
Jere Earlywine	District Counsel, Kutak Rock (via phone)
Jake Sanders	IE, Clearview Land Design (via phone)
John Burkett	Representative, Red Tree Landscape (joined at 9:10 a.m.)
Jason Jaszak	Representative, Advanced Aquatic

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 9:03 a.m. and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

Mr. Jaszczak presented the Waterway Inspection and then the Quarterly Wetland Inspection Report.

B. Field Services Landscape Inspection Report

Mr. Liggett presented his report to the Board of Supervisors. Mr. Burkett responded to questions on Jason's report and stated they will address the items on Mr. Liggett report. Mr. Liggett presented the Landscape Request for Proposal (RFP) Advertisement and Evaluation Criteria to the Board of Supervisors. Mr. Liggett provided the dates for the Landscape Request for Proposal which is scheduled to be published on July 18, 2025, with a Landscape and Inspection Maintenance contract anticipated start date of October 13, 2025.

On a motion from Mr. Williams, seconded by Mr. Blakley with all in favor, the Board of Supervisors approved the Landscape Request for Proposal (RFP) Advertisement and Evaluation Criteria for the Deerbrook Community Development District.

C. District Counsel

Mr. Earlywine was present but had no additional report.

D. District Engineer

Mr. Sanders told the Board that they provided the annual report to the District Manager before the July 1, 2025 deadline and it was submitted to the trustee for Deerbrook Community Development District.

E. District Manager

Mr. Hayes reviewed his report. He also reminded the Board of Supervisors that the next meeting will be Fiscal Year 2025/2026 Final Budget Public Hearing on August 12, 2025 at 9:00 a.m.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting
held on June 10, 2025**

On a motion from Mr. Blakley, seconded by Mr. Williams with all in favor, the Board of Supervisors approved the June 10, 2025, regular meeting minutes as presented for the Deerbrook Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration Operation and Maintenance
Expenditures for May 2025**

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
July 8, 2025 - Minutes of Meeting
Page 3

On a Motion by Mr. Williams, seconded by Mr. Blakley with all in favor, The Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2025 (\$6,321.02) for the Deerbrook Community Development District.

SIXTH ORDER OF BUSINESS

Audience Comment and Supervisor Requests

There were no audience comments. Mr. Budorick informed the Board of Supervisors that a standalone sixteen unit Cluster Box Unit (CBU) for resident mail will be installed at the furthest south at the Broad River, designated for the sixteen homes located in that area.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Williams, seconded by Mr. Budorick, with all in favor, the Board of Supervisors adjourned the meeting at 9:30 a.m. for Deerbrook Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 6

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

www.deerbrookcdd.org

Operation and Maintenance Expenditures

June 2025

For Board Approval

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

The total items being presented: **\$78,434.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Deerbrook Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300029	10558742	Monthly Lake Maintenance 05/25	\$ 2,417.00
Advanced Aquatic Services, Inc.	300029	10558837	Erosion Repairs 05/25	\$ 1,280.00
Advanced Aquatic Services, Inc.	300036	10559157	Monthly Lake Maintenance 06/25	\$ 2,417.00
Arbitrage Rebate Counselors, LLC	300030	051725	Arbitrage Rebate Calculation Series 2023 05/25	\$ 400.00
Clearview Land Design, P.L.	300044	25-21539	District Engineering Services 12/18/24-04/02/25	\$ 1,262.50
F Peter Williams	300037	FW061025	Board of Supervisor Meeting 06/10/25	\$ 200.00
HV Solar Lighting, LLC	300031	411	Solar Street Lights 05/25	\$ 7,150.00
HV Solar Lighting, LLC	300038	426	Solar Street Lights 06/25	\$ 7,150.00
HV Solar Lighting, LLC	300038	FC 18	Missing Finance Charges from Invoice 411 05/25	\$ 81.10
John C. Blakley	300039	JB061025	Board of Supervisor Meeting 06/10/25	\$ 200.00
Kutak Rock, LLP	300032	3553557	Legal Services 03/25	\$ 2,164.33
Kutak Rock, LLP	300032	3553558	Boundary Amendment 03/25	\$ 374.00

Deerbrook Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300040	3567908	Legal Services 04/25	\$ 858.50
Kutak Rock, LLP	300040	3567911	Boundary Amendment 04/25	\$ 616.00
Pasco County Tax Collector	300043	2024 Postage Assessment 624	2024 Postage Assessment	\$ 67.43
RedTree Landscape Systems, LLC	300033	21687	Tree Removal and Install 03/25	\$ 16,371.00
RedTree Landscape Systems, LLC	300033	21915	Landscape Maintenance 05/25	\$ 21,050.00
RedTree Landscape Systems, LLC	300041	30296	Irrigation Repairs 05/25	\$ 222.49
Regions Bank Corporate Trust	300034	123672	Trustee Fees Series 2023 05/25	\$ 3,794.00
Rizzetta & Company, Inc.	300028	INV0000099705	District Management Fees 06/25	\$ 5,536.67
SentriForce	300035	72657	Monthly Security Services 05/25	\$ 2,360.00
SentriForce	300042	73573	Monthly Security Services 06/25	\$ 2,360.00
Withlacoochee River Electric Cooperative, Inc.	20250620-01	2290304 05/25 ACH	7177 Beaverhead Ln 05/25	<u>\$ 102.46</u>
Report Total				<u>\$ 78,434.48</u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

5/1/2025
10558742
\$2,417.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
04/21/25

Due Date
Net 30
5/31/2025

Monthly Lake Maintenance.	1,415.00
Monthly Maintenance of Wetland/Buffer Areas.	1,002.00

**THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED**

These Invoice Charges Reflect a 5% Discount for the Customer.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,417.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

5/13/2025
10558837
\$1,280.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
05/14/25

Due Date
Net 30
6/12/2025

Erosion repair per Agreement dated 4-14-25
Completed 5-9-25

1,280.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$1,280.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
05/21/25

6/1/2025
10559157
\$2,417.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
7/1/2025

Monthly Lake Maintenance.	1,415.00
Monthly Maintenance of Wetland/Buffer Areas.	1,002.00

**THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED**

These Invoice Charges Reflect a 5% Discount for the Customer.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,417.00

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 15, 2025

Board of Supervisors
Deerbrook Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Deerbrook Community Development District
(Pasco County, Florida)
\$8,760,000 Special Assessment Bonds, Series 2023 (2023 Project)
Annual Arbitrage Report for the period April 27, 2024 to April 27, 2025

INVOICE

Preparation of Annual Arbitrage Report for
Deerbrook Community Development District,
\$8,760,000 Special Assessment Bonds, Series 2023.....\$400.00

RECEIVED
05/15/2025



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Deerbrook CDD c/o Rizzetta
Deerbrook CDD Accounts Payable
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Invoice number 25-21539
Date 06/06/2025

Project **CP DEERBROOK (FKA CLARK
PROPERTY) (WISTERIA LOOP)**

Terms: Net 30

Deerbrook CDD Engineer Services
CDD-CP-001 Deerbrook CDD Engineer Services
LABOR

	Date	Hours	Rate	Billed Amount
Jacob H. Sanders				
	12/18/2024	1.50	205.00	307.50
<i>Pulling information on existing wetland connection pipe. Determining if the pipe can be removed.</i>				
	01/14/2025	1.00	205.00	205.00
<i>CDD meeting</i>				
	02/18/2025	1.00	205.00	205.00
<i>CDD meeting.</i>				
	05/13/2025	1.50	205.00	307.50
<i>CDD meeting.</i>				
William C. Swales				
	04/02/2025	1.25	190.00	237.50
<i>CDD Map Modifications for Brian Surak.</i>				
Phase subtotal				1,262.50
Deerbrook CDD Engineer Services subtotal				1,262.50

Invoice total **1,262.50**

RECEIVED
06/16/25

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
DEERBROOK CDD ENGINEER SERVICES				
CDD-CP-001 DEERBROOK CDD ENGINEER SERVICES	0.00	15,942.50	14,680.00	1,262.50
Total	0.00	15,942.50	14,680.00	1,262.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-21539	06/06/2025	1,262.50	1,262.50				
	Total	1,262.50	1,262.50	0.00	0.00	0.00	0.00

Deerbrook CDD - Regular Meeting

Meeting Date: June 10, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if to be paid for this meeting</u>	
Candice Bain		
Pete Williams	✓	FW061025
Bill Fife*		
Owen Budorick*		
John Blakley	✓	JB061025

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 Am
Meeting End Time:	9:40 Am
Total Meeting Time:	40 minutes

Time Over 0 (?) Hours:	0
-----------------------------------	---

Total at \$175 per Hour:	\$0
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total Meeting Time:	0
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Invoice

Date	Invoice #
5/1/2025	411

RECEIVED
05/01/25

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

Ship To
Deerbrook CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
Deerbrook May 2...	on the 1st of each mo...		5/1/2025				
Quantity	Item Code	Description			U/M	Price Each	Amount
56	Deerbrook	Deerbrook Phase 1				55.00	3,080.00
74	Deerbrook	Deerbrook Phase 2				55.00	4,070.00
		May 2025					
					Total		
					\$7,150.00		
					E-mail		
					olga@exarchagroup.com		

HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Invoice

Date	Invoice #
6/1/2025	426

RECEIVED
05/27/25

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

Ship To
Deerbrook CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
June 2025 monthl...	on the 1st of each mo...		6/1/2025				
Quantity	Item Code	Description			U/M	Price Each	Amount
56	Deerbrook	Deerbrook Phase 1				55.00	3,080.00
74	Deerbrook	Deerbrook Phase 2				55.00	4,070.00
		June 2025 monthly billing					

HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Finance Charge

Date	Invoice #
5/24/2025	FC 18

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

RECEIVED
05/27/25

		Terms
Description	Amount	U/M
Finance Charges on Overdue Balance Invoice #411 for 7,150.00 on 05/01/2025	81.10	
Total		\$81.10
Payments/Credits		\$0.00
Balance Due		\$81.10

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 22, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

RECEIVED
04/24/25

Invoice No. 3553557
32723-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/25	J. Earlywine	2.40	768.00	Prepare for, travel to and from, and attend meeting with County; follow-up notes
03/04/25	J. Earlywine	0.40	128.00	Conference call regarding RET lights; follow-up email; confer with structural engineer; email regarding fence invoices
03/06/25	B. Davenport	0.10	29.50	Call into meetings regarding payments and insurance company relative to RET dispute
03/07/25	B. Davenport	0.30	88.50	Call into meeting with Egis regarding RET dispute
03/07/25	J. Earlywine	0.20	64.00	Conference call with Fife et al. regarding RET lights
03/08/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/14/25	A. Ligas	0.10	26.50	Correspond with developer regarding status of permitting
03/18/25	J. Earlywine	0.20	64.00	Conference call regarding budget and O&M collection method for FY 2026

KUTAK ROCK LLP

Deerbrook CDD

April 22, 2025

Client Matter No. 32723-1

Invoice No. 3553557

Page 2

03/20/25	J. Earlywine	0.20	64.00	Email regarding south gate access
03/24/25	A. Ligas	0.30	79.50	Prepare amendment to security services agreement; send contractor the same for review
03/25/25	J. Earlywine	0.20	64.00	Email regarding resident inquiry
03/31/25	D. Kirk	1.70	501.50	Research in support of addressing potential litigation

TOTAL HOURS	6.40
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TOTAL FOR SERVICES RENDERED	\$1,993.00
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DISBURSEMENTS

Travel Expenses	171.33
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TOTAL DISBURSEMENTS	<u>171.33</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,164.33</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 22, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

RECEIVED
04/24/25

Invoice No. 3553558
32723-4

Re: Boundary Amendment

For Professional Legal Services Rendered

03/02/25	J. Earlywine	0.20	64.00	Email regarding CDD petition
03/16/25	J. Earlywine	0.20	64.00	Follow-up regarding boundary amendment; email regarding same
03/24/25	J. Earlywine	0.20	64.00	Follow-up with Zotian regarding boundary amendment
03/27/25	J. Earlywine	0.50	160.00	Confer with Zotian regarding petition; email regarding same; email regarding meeting with resident
03/27/25	K. Ibarra	0.10	22.00	Conference with county regarding petition comments

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$374.00

TOTAL CURRENT AMOUNT DUE \$374.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 21, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3567908
32723-1

Re: General Counsel

For Professional Legal Services Rendered

04/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/07/25	J. Cox	0.60	177.00	Analysis of legal challenges and strategy for addressing RET lights
04/07/25	J. Earlywine	0.30	96.00	Email regarding non-resident user rate and rulemaking
04/17/25	J. Earlywine	0.20	64.00	Prepare budget resolution; email regarding same
04/21/25	A. Ligas	0.20	53.00	Prepare amended amenity rules; correspond with district staff regarding the same
04/22/25	J. Earlywine	0.10	32.00	Email regarding notice to owner
04/22/25	A. Ligas	0.20	53.00	Prepare response to notice to owner; send the same
04/24/25	K. Ibarra	0.10	22.00	Review response to notice to owner
04/24/25	A. Ligas	0.20	53.00	Prepare notice to owner response letter; send the same to district staff
04/29/25	J. Earlywine	0.30	96.00	Review draft agenda; email regarding same; further email regarding amenity rule resolution
04/29/25	K. Ibarra	0.20	44.00	Prepare resolution adopting amenity rules and rates

KUTAK ROCK LLP

Deerbrook CDD

May 21, 2025

Client Matter No. 32723-1

Invoice No. 3567908

Page 2

04/30/25	A. Ligas	0.20	53.00	Prepare response letter to notice to owner; send the same
----------	----------	------	-------	---

TOTAL HOURS	2.90
-------------	------

TOTAL FOR SERVICES RENDERED	\$858.50
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$858.50</u>
--------------------------	-----------------

RECEIVED
05/21/2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 21, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3567911
32723-4

Re: Boundary Amendment

For Professional Legal Services Rendered

04/02/25	J. Earlywine	0.30	96.00	Review revised petition exhibit, and emails regarding same
04/07/25	K. Ibarra	0.30	66.00	Prepare updated petition to amend boundaries
04/13/25	J. Earlywine	0.10	32.00	Follow-up regarding petition
04/16/25	J. Earlywine	0.20	64.00	Confer with Zotian regarding hearing date; email regarding same
04/16/25	K. Ibarra	0.20	44.00	Prepare for boundary amendment hearing
04/18/25	K. Ibarra	0.60	132.00	Prepare draft ordinance and notice of boundary amendment hearing
04/19/25	J. Earlywine	0.50	160.00	Review and revise notice and ordinance for boundary amendment; email regarding same
04/19/25	K. Ibarra	0.10	22.00	Prepare draft ordinance and notice of boundary amendment hearing
TOTAL HOURS		2.30		

KUTAK ROCK LLP

Deerbrook CDD

May 21, 2025

Client Matter No. 32723-4

Invoice No. 3567911

Page 2

TOTAL FOR SERVICES RENDERED

\$616.00

TOTAL CURRENT AMOUNT DUE

\$616.00

RECEIVED
05/21/2025



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Deerbrook CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Deerbrook CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$67.43 for the cost of collection of Deerbrook CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

RECEIVED
06/17/2025

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 21687
Terms: Due on receipt
Invoice date: 03/31/2025
Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape enhancement performed as follows:			
2.		Landscape Construction	Remove and dispose of (6) dead live oaks damaged by storm	6	\$550.00	\$3,300.00
3.		Landscape Construction	Installation (6) live oaks 100G 5" CAL 18'-20' HT	6	\$2,178.50	\$13,071.00

Total \$16,371.00

Overdue 03/31/2025

RECEIVED
05/12/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

RECEIVED
05/01/25

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 21915
Terms: Due on receipt
Invoice date: 05/01/2025
Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Grounds Maintenance Services	Monthly Pond Maintenance	1	\$3,250.00	\$3,250.00
2.		Subtotal	Subtotal			\$3,250.00
3.			Common Area Maintenance effective 4/1			
4.		Grounds Maintenance Services	Monthly Grounds Maintenance	1	\$7,700.00	\$7,700.00
5.		Grounds Maintenance Services	Monthly Turf and Shrub Treatments	1	\$1,650.00	\$1,650.00
6.		Grounds Maintenance Services	Monthly Irrigation System Inspection	1	\$1,100.00	\$1,100.00
7.		Subtotal	Subtotal			\$10,450.00
8.		Grounds Maintenance Services	Addendum: Pond Maintenance Services, Pro-rated Monthly Charge	1	\$7,350.00	\$7,350.00
Total						\$21,050.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

Ship to
Deerbrook CDD
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

RECEIVED
06/05/25

Invoice details

Invoice no.: 30296
Terms: Due on receipt
Invoice date: 06/05/2025
Due date: 06/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.9.25 *Repairs and adjustments during inspection on zones 1,2,3 & 4.		\$0.00	\$0.00
2.		Sales	6" spray head	1	\$21.56	\$21.56
3.		Sales	Shrub Adapter	4	\$2.50	\$10.00
4.		Sales	1/2" Male Adapter	3	\$0.75	\$2.25
5.		Sales	4" rotor	1	\$25.00	\$25.00
6.		Sales	1/2" -90	2	\$0.75	\$1.50
7.		Sales	1/2" Close Nipple	2	\$0.34	\$0.68
8.		Sales	1/2" Flex Pipe	21	\$1.50	\$31.50
9.		Sales	Labor-Technician	2	\$65.00	\$130.00

Total \$222.49

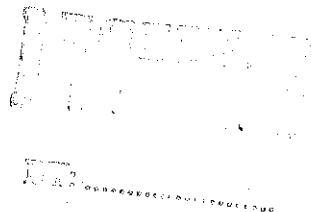


Invoice # 123672

BI # 14028

04/18/2025

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & CO., INC
3434 COLWELL AVE., STE 200
TAMPA FL 33614



DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 BI 14028

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

Due Date 05/01/2025

ANNUAL FEE	\$3,750.00
FEDEX DISBURSEMENTS	\$44.00

Total Due: \$3,794.00

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

Thank you for choosing Regions Bank

14028

Due Date 05/01/2025

Amount Due \$3,794.00

Reference Invoice # 123672

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

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

Invoice

Date	Invoice #
6/2/2025	INV0000099705

RECEIVED
05/28/25

Bill To:

Deerbrook CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00624

[illegible]

Invoice

SentriForce
6210 Rothway St.
Suite 100
Houston, TX 77040

RECEIVED
05/02/25

Billing Address

Deerbrook CDD
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date		Invoice #	Terms	Rep	Due Date	
5/1/2025		72657	Net 30		5/31/2025	
Item	Description	Qty	Rate	Serviced	Amount	
RAPDZ	DUAL ZONE DETECTION UNIT	2	1,000.00	5/1/2025	2,000.00	
	LOCATION: 7400 Broad River Ave Land O Lakes Fl 34638					
RAPTOR Sola...	Solar Power Pack Kit with Battery and Solar Panel	2	180.00	5/1/2025	360.00	
Monthly Security Invoice				Sales Tax (0.0%)	\$0.00	
				Total	\$2,360.00	
				Payments/Credits	\$0.00	
				Balance Due	\$2,360.00	

Invoice

SentriForce
6210 Rothway St.
Suite 100
Houston, TX 77040

Billing Address

Deerbrook CDD
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date		Invoice #	Terms	Rep	Due Date	
6/1/2025		73573	Net 30		7/1/2025	
Item	Description	Qty	Rate	Serviced	Amount	
RAPDZ	DUAL ZONE DETECTION UNIT	2	1,000.00	6/1/2025	2,000.00	
	LOCATION: 7400 Broad River Ave Land O Lakes Fl 34638					
RAPTOR Sola...	Solar Power Pack Kit with Battery and Solar Panel	2	180.00	6/1/2025	360.00	
Monthly Security Invoice						
				Sales Tax (0.0%)	\$0.00	
				Total	\$2,360.00	
				Payments/Credits	\$0.00	
				Balance Due	\$2,360.00	

RECEIVED
06/03/25



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2290304** Cycle **03**
Meter Number **71428133**
Customer Number **20165009**
Customer Name **DEERBROOK CDD**

Bill Date **06/05/2025**
Amount Due **102.46**
Current Charges Due **06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 7177 BEAVERHEAD LN
Service Description WELL
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	53221	06/02	53800				579

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	18
May 2025	30	16
Jun 2024	33	31

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 1 6 5 0 0 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 92.35
Payment 92.35CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 579 KWH @ 0.06090 35.26
Fuel Adjustment 579 KWH @ 0.04400 25.48
FL Gross Receipts Tax 2.56

Total Current Charges 102.46
Total Due E.F.T. 102.46

RECEIVED
06/11/25

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

District: BP03

Use above space for address change ONLY.

2290304 BP03
DEERBROOK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/20/2025**
TOTAL CHARGES DUE 102.46
DO NOT PAY

000229030400001024600001024607

Tab 7

RESOLUTION 2025-07

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Deerbrook Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Deerbrook Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 12 DAY OF AUGUST, 2025.

ATTEST:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget



Rizzetta & Company

Deerbrook Community Development District

www.Deerbrookcdd.org

**Proposed Budget for
Fiscal Year 2025-2026**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2025-2026	3
Debt Service Fund Budget for Fiscal Year 2025-2026	8
Assessments Charts for Fiscal Year 2025-2026	9
General Fund Budget Account Category Descriptions	11
Debt Service Fund Budget Account Category Descriptions	16

Proposed Budget Deerbrook Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		3 Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24	
1										
2	ASSESSMENT REVENUES									
3										
4	Special Assessments									
5	Tax Roll*	\$ 214,458	\$ 214,458	\$ 213,973	\$ 485	\$ 806,194	\$ 592,221	\$ -	\$ -	
6	Off Roll*	\$ 212,188	\$ 282,917	\$ 353,546	\$ (70,629)	\$ -	\$ (353,546)	\$ -	\$ 207,719.00	
7										
8	Assessment Revenue Subtotal	\$ 426,646	\$ 497,375	\$ 567,519	\$ (70,144)	\$ 806,194	\$ 238,675	\$ -	\$ 207,719.00	
9										
10	OTHER REVENUES									
11										
12	Contributions & Donations from Private Sources									
13	Developer Contributions	\$ 68,084	\$ 90,779	\$ -	\$ 90,779	\$ 26,635	\$ 26,635	\$ 86,011.00	\$ 63,699.00	
14										
15	Other Revenue Subtotal	\$ 68,084	\$ 90,779	\$ -	\$ 90,779	\$ 26,635	\$ 26,635	\$ 86,011.00	\$ 63,699.00	
16										
17	TOTAL REVENUES	\$ 494,730	\$ 588,154	\$ 567,519	\$ 20,635	\$ 832,829	\$ 265,310	\$ 86,011.00	\$ 271,418.00	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
19										
20	EXPENDITURES - ADMINISTRATIVE									
21										
22	Legislative									
23	Supervisor Fees	\$ 2,000	\$ 2,667	\$ 7,200	\$ 4,533	\$ 7,200	\$ -	\$ 1,000.00	\$ 3,201.00	Three paid Supervisors
24	Financial & Administrative									
25	ADA Website Compliance	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ 2,700	\$ -	\$ -	
26	Accounting Services	\$ 14,832	\$ 19,776	\$ 19,776	\$ -	\$ 20,567	\$ 791	\$ 16,750.00	\$ 19,200.00	Cost of living adjustment

<p>Proposed Budget</p> <p>Deerbrook Community Development District</p> <p>General Fund</p> <p>Fiscal Year 2025/2026</p>

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
27	Administrative Services	\$ 3,245	\$ 4,327	\$ 4,326	\$ (1)	\$ 4,499	\$ 173
28	Arbitrage Rebate Calculation	\$ 400	\$ 400	\$ 400	\$ -	\$ 400	\$ -
29	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,356	\$ 206
30	Auditing Services	\$ 5,300	\$ 5,300	\$ 5,400	\$ 100	\$ 5,400	\$ -
31	Disclosure Report	\$ 5,250	\$ 7,000	\$ 6,500	\$ (500)	\$ 5,000	\$ (1,500)
32	District Engineer	\$ 1,457	\$ 1,943	\$ 7,500	\$ 5,557	\$ 7,500	\$ -
33	District Management	\$ 16,223	\$ 21,631	\$ 21,630	\$ (1)	\$ 22,495	\$ 865
34	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 225	\$ (8)	\$ 225	\$ -
35	Financial & Revenue Collections	\$ 2,781	\$ 3,708	\$ 3,708	\$ -	\$ 3,856	\$ 148
36	Legal Advertising	\$ 614	\$ 819	\$ 5,000	\$ 4,181	\$ 5,000	\$ -
37	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
38	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
39	Public Officials Liability Insurance	\$ 2,340	\$ 2,340	\$ 2,475	\$ 135	\$ 2,633	\$ 158
40	Tax Collector /Property Appraiser Fees	\$ 218	\$ 218	\$ 150	\$ (68)	\$ 150	\$ -
41	Trustees Fees	\$ 4,426	\$ 4,426	\$ 3,750	\$ (676)	\$ 3,750	\$ -
42	Website Hosting, Maintenance, Backup (and Email)	\$ 2,438	\$ 3,251	\$ 2,738	\$ (513)	\$ 1,320	\$ (1,418)
43	Legal Counsel						
44	District Counsel	\$ 12,017	\$ 16,023	\$ 30,000	\$ 13,977	\$ 30,000	\$ -
45							
46	Administrative Subtotal	\$ 78,866	\$ 99,210	\$ 126,928	\$ 27,718	\$ 129,051	\$ 2,123
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	Law Enforcement						
51	Off Duty Deputy	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
52	Electric Utility Services						

Prior Actuals

Actual FY 22/23	Actual FY 23/24
\$ 4,200.00	\$ 4,200.00
\$ -	\$ 1,900.00
\$ -	\$ 5,000.00
\$ -	\$ 5,200.00
\$ -	\$ 5,000.00
\$ -	\$ -
\$ 19,950.00	\$ 21,000.00
\$ 225.00	\$ 225.00
\$ 1,500.00	\$ 3,600.00
\$ 9,655.00	\$ 1,589.00
\$ -	\$ -
\$ -	\$ -
\$ 2,188.00	\$ 2,250.00
\$ 1,600.00	\$ 150.00
\$ -	\$ 1,581.00
\$ 4,550.00	\$ 2,738.00
\$ 21,577.00	\$ 10,217.00
\$ 83,195.00	\$ 87,051.00
\$ -	\$ 687.00

4

Comments

[illegible]

Proposed Budget Deerbrook Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		5 Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24	
53	Utility - Irrigation	\$ 849	\$ 1,132	\$ 2,000	\$ 868	\$ 2,000	\$ -	\$ -	\$ 687.00	Irrigation well (7177 Beaverhead Ln) Average Monthly Cost - \$99.29
54	Utility - Street Lights	\$ 68,502	\$ 91,336	\$ 56,385	\$ (34,951)	\$ 113,800	\$ 57,415	\$ -	\$ 27,720.00	Add \$215 per light for 130 (new version) = \$27,950 Year + Solar lights 56 lights phase 1 & 74 lights phase 2 = 130 total - \$85,800 Year
55	Garbage/Solid Waste Control Services									
56	Garbage - Recreation Facility	\$ -	\$ -	\$ -	\$ -	\$ 1,700	\$ 1,700	\$ -	\$ -	Estimate of \$1,700 Year - \$142 Month
57	Solid Waste Assessment	\$ -	\$ -	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ -	\$ -	Estimate \$1,300 Year
58	Water-Sewer Combination Services									
59	Utility Services	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -	1,000/month estimation
60	Stormwater Control									
61	Aquatic Maintenance	\$ 59,083	\$ 78,777	\$ 17,660	\$ (61,117)	\$ 17,660	\$ -	\$ -	\$ 36,453.00	Advanced Aquatics Contract \$1,415/month (15 ponds) add 4% (\$680)
62	Lake/Pond Bank Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -	New
63	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	New
64	Wetland Monitoring & Maintenance	\$ 9,018	\$ 12,024	\$ 12,521	\$ 497	\$ 13,000	\$ 479	\$ -	\$ -	Advanced Aquatics Contract \$1,002/month (23 wetland buffer areas) add 8% (\$962)
65	Other Physical Environment									
66	Fire Ant Treatment	\$ -	\$ -	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ -	\$ -	Average cost per treatment
67	General Liability Insurance	\$ 2,860	\$ 2,860	\$ 3,025	\$ 165	\$ 3,718	\$ 693	\$ 2,675.00	\$ 2,750.00	Per Egis
68	Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -	New
69	Irrigation Maintenance & Repairs	\$ 222	\$ 296	\$ 15,000	\$ 14,704	\$ 15,000	\$ -	\$ -	\$ 750.00	New
70	Landscape - Mulch	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	Per quote from RedTree - 32,500
71	Landscape Inspection Services	\$ 8,100	\$ 10,800	\$ 10,800	\$ -	\$ 12,000	\$ 1,200	\$ -	\$ 4,500.00	Per Contract \$900/month ----- Cost of living adjustment
72	Landscape Maintenance	\$ 187,734	\$ 250,312	\$ 93,000	\$ (157,312)	\$ 212,600	\$ 119,600	\$ -	\$ 100,550.00	New Agreement as of April 2024 + August 2024 Pond Landscape Maint. Amendment Agreement \$21,050 Monthly - Board Authorized Landscape RFP
73	Landscape Replacement Plants, Shrubs, Trees	\$ 16,371	\$ 21,828	\$ 6,000	\$ (15,828)	\$ 10,000	\$ 4,000	\$ -	\$ -	\$6K for FY 24-25 - Plan for more next FY 25-26 clubhouse add \$4k Estimate
74	Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	Minor landscape lighting
75	Property Insurance	\$ 292	\$ 292	\$ 14,000	\$ 13,708	\$ 50,000	\$ 36,000	\$ -	\$ -	This can change based on assets added. Solar Streetlights? Per Board added PVC Fencing - Clubhouse Need Egis Estimate
76	Rust Prevention	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	New
77	Road & Street Facilities									New
78	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -	New

<div> Proposed Budget Deerbrook Community Development District General Fund Fiscal Year 2025/2026 </div>								Prior Actuals		6	Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24		
79	Pressure Washing - Common Area	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -		New
80	Roadway Repair & Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -		Roads owned by CDD
81	Sidewalk Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -		New
82	<i>Parks & Recreation</i>										
83	Amenity Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -		New
84	Clubhouse Facility Janitorial Supplies	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -		Need Contract
85	Clubhouse Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ -		Need Contract
86	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -		New
87	Dog Waste Station Supplies & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -		Need Contract
88	Employee - Salaries	\$ -	\$ -	\$ -	\$ -	\$ 24,132	\$ 24,132	\$ -	\$ -		Amenity Management Contract 9/1/2025 - PT 16 Hours per week
89	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -		Need Contract
90	Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -		New
91	Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -		New
92	Management Contract	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ -		Amenity Management Contract 9/1/2025 - PT 16 Hours per week
93	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -		New
94	Playground Equipment and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -		New
95	Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -		New
96	Pool Service Contract	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -		Need Contract 3 days a week
97	Security System Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -		Sentriforce contracts - Solar Powered/Action Security Agreement
98	Telephone, Internet, Cable	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -		Clubhouse
99	<i>Special Events</i>										
100	Special Events	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -		New
101	<i>Contingency</i>										
102	Miscellaneous Contingency	\$ 59,826	\$ 79,768	\$ 133,000	\$ 53,232	\$ 7,868	\$ (125,132)	\$ 141.00	\$ -		
103											
104	Field Operations Subtotal	\$ 412,857	\$ 549,425	\$ 440,591	\$ (108,834)	\$ 703,778	\$ 263,187	\$ 2,816	\$ 174,097		

<p>Proposed Budget</p> <p>Deerbrook Community Development District</p> <p>General Fund</p> <p>Fiscal Year 2025/2026</p>

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
105							
106	TOTAL EXPENDITURES	\$ 491,723	\$ 648,635	\$ 567,519	\$ (81,116)	\$ 832,829	\$ 265,310
107							
108	EXCESS OF REVENUES OVER EXPENDITURES	\$ 3,007	\$ (60,481)	\$ -	\$ (60,481)	\$ -	\$ -
109							

Prior Actuals

Actual FY 22/23	Actual FY 23/24
\$ 86,011	\$ 261,148
\$ -	\$ 10,270

Deerbrook Community Development District

8

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2023	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$590,888.15	\$590,888.15
TOTAL REVENUES	\$590,888.15	\$590,888.15
EXPENDITURES		
Administrative		
Debt Service Obligation	\$590,888.15	\$590,888.15
Administrative Subtotal	\$590,888.15	\$590,888.15
TOTAL EXPENDITURES	\$590,888.15	\$590,888.15
EXCESS OF REVENUES OVER EXPENDITURES		\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS**\$628,604.41****Notes:**

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$806,194.00	2024/2025 O&M Budget:	\$567,519.00
Collection Costs:	2%	\$17,153.06	2025/2026 O&M Budget:	\$806,194.00
Early Payment Discounts:	4%	\$34,306.13		
2025/2026 Total:		\$857,653.19	Total Difference:	\$238,675.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 40'	Series 2023 Debt Service	\$1,318.52	\$1,318.52	\$0.00	0.00%
	Operations/Maintenance ⁽¹⁾	\$1,266.37	\$1,798.96	\$532.59	42.06%
	Total	\$2,584.89	\$3,117.48	\$532.59	20.60%
Single Family 50'	Series 2023 Debt Service	\$1,648.15	\$1,648.15	\$0.00	0.00%
	Operations/Maintenance ⁽¹⁾	\$1,582.97	\$2,248.70	\$665.73	42.06%
	Total	\$3,231.12	\$3,896.85	\$665.73	20.60%
Single Family 60'	Series 2023 Debt Service	\$1,977.78	\$1,977.78	\$0.00	0.00%
	Operations/Maintenance ⁽¹⁾	\$1,899.56	\$2,698.44	\$798.88	42.06%
	Total	\$3,877.34	\$4,676.22	\$798.88	20.60%

⁽¹⁾ O&M Assessments will only be imposed on platted lots that have been sold to builders and/or end-users. A developer funding agreement will be in place for any budget deficit.

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

10

TOTAL O&M BUDGET		\$806,194.00
COLLECTION COSTS @	2%	\$17,153.06
EARLY PAYMENT DISCOUNT @	4%	\$34,306.13
TOTAL O&M ASSESSMENT		<u>\$857,653.19</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾
Single Family 40'	199	199
Single Family 50'	155	155
Single Family 60'	56	56
Total Community	410	410

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.80	159.20	41.74%	\$357,992.63
1.00	155.00	40.64%	\$348,548.10
1.20	67.20	17.62%	\$151,112.47
	381.40	100.00%	\$857,653.19

PER LOT ANNUAL ASSESSMENT		
O&M ⁽²⁾	SERIES 2023 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$1,798.96	\$1,318.52	\$3,117.48
\$2,248.70	\$1,648.15	\$3,896.85
\$2,698.44	\$1,977.78	\$4,676.22

LESS: Collection Costs (2%) and Early Payment Discounts (4%):

(\$51,459.19)

Net Revenue to be Collected:

\$806,194.00

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

⁽²⁾ O&M Assessments will only be imposed on platted lots that have been sold to builders and/or end-users. A developer funding agreement will be in place for any budget deficit.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

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

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

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

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

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

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

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

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

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

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

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

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

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

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.



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Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

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

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 8

FISCAL YEAR 2025/2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ____ day of _____, 2025, by and between:

DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Rizzetta & Company, 9428 Camden Field Parkway, Riverview, Florida 33578 ("**District**"), and

SK DEEBROOK, LLC, a foreign limited liability company, and whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2025/2026 ("**FY 2025/2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2025/2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2025/2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Budget Deficit that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to

and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**DEERBROOK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

SK DEEBROOK, LLC

By: _____
Its: _____

EXHIBIT A: FY 2025/2026 Budget

Tab 9

RESOLUTION 2025-08

[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and

maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to lots sold to builders (as set forth in **Exhibits “A” and “B”**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2025/2026. Instead, any additional costs of the District’s Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount set forth in **Exhibits “A” and “B”** (plus collection costs and early payment discounts) shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2025/2026.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as

evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12 day of AUGUST, 2025.

ATTEST:

**DEERBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Tab 10

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DEERBROOK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2025/2026,
AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
DEERBROOK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2025.

ATTEST:

**DEERBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Chairperson/Vice Chairperson

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
DEERBROOK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the Deerbrook Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 at 9:00 a.m. (with the exception of November, December, April and September which will commence at 5:00 p.m.).

October 28, 2025
November 25, 2025 * 5:00 p.m.
December 23, 2025 * 5:00 p.m.
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026 * 5:00 p.m.
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026 * 5:00 p.m.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3434 Colwell Ave., Suite 200 Tampa, FL 33614 or by calling (813) 933-5571.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Lynn Hayes
District Manager

Tab 11

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

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District's assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: District Staff perform regular inspections and report any items that need to be addressed.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Deerbrook Community Development District

District Manager:_____

Date:_____

Print Name:_____

Deerbrook Community Development District

Tab 12



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Deerbrook Community Development District Amenity Center
7177 Beaverhead Lane
Land O' Lakes, FL 34638
Date 10/01/2025

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

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

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

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

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

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

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

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

RATE for Commercial Service will be

\$1500 per month for _3_ visits-per-week (M,W,F)

Pool _____ Gallons Permit # _____

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service: TBD

Property Address: _____

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Michael (Coop) Cooper

President

Cooper Pools Inc

844-766-5256 Office