



Rizzetta & Company

# Deerbrook Community Development District

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**Board of Supervisors' Meeting  
March 24, 2026**

**District Office:  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
813.933.5571**

[www.deerbrookcdd.org](http://www.deerbrookcdd.org)

# DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

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

[www.deerbrookcdd.org](http://www.deerbrookcdd.org)

<b>Board of Supervisors</b>	Candice Bain Owen Buborick William Fife John Blakley Pete Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock
<b>District Engineer</b>	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) 933-5571. 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**

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**Board of Supervisors**  
**Deerbrook Community**  
**Development District**

March 16, 2026

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Deerbrook Community Development District will be held on **Tuesday, March 24, 2026 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/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 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
    - i. Review of District Manager’s Report..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Ratification of Pet Waste Station Agreement ..... Tab 4
  - B. Ratification of Waste Removal Services Agreement ..... Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors’ Meeting held February 24, 2025 ..... Tab 6
  - B. Consideration of Operation & Maintenance for February 2026..... Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Lynn Hayes*  
Lynn Hayes  
District Manager

# **Tab 1**



# Deerbrook Community Development District

## Waterway Inspection Report

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**

3/9/2026

**Prepared for:**  
Deerbrook  
Community Development District

**Prepared by:**

Jacob Adams, Project Manager & Biologist

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## Site Assessments

### Pond 100A

#### Comments:

Normal Growth Observed

Algae and Slender Spike Rush growth was present in the front section on Pond 100a. Minimal growth was observed in the back section. The exposed sediment was targeted for the treatment of Slender Spike Rush. The water level has remained low.



### Pond 100B

#### Comments:

Normal Growth Observed

New Slender Spike Rush growth was observed on pond 100B. Previous treatments have targeted the exposed sediment for Torpedograss and Slender Spike Rush growth. The water level has remained low.



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## Site Assessments

### Pond 200

#### Comments:

Site Looks Good

Pond 200 continues to look good. Previous treatments have remained effective at minimizing new growth of algae and Slender Spike Rush. The exposed sediment around the shoreline perimeter was previously treated and positive results were seen. The water level remains low.



### Pond 300

#### Comments:

Site Looks Good

Previous treatments for minimal growth of algae and Slender Spike Rush have remained effective. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Site Assessments

### Pond 400

#### Comments:

Site Looks Good

Minimal amounts of Torpedograss were previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 500

#### Comments:

Normal Growth Observed

A minimal amount of Slender Spike Rush was observed on pond 500. The exposed sediment around the shoreline perimeter was previously treated for exposed Slender Spike Rush growth, Torpedograss, and other shoreline weeds.



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## Site Assessments

### Pond 600

#### Comments:

Site Looks Good

A minor amount of new algae growth was observed. This new growth will be targeted for treatment during the upcoming visits. Previously the exposed sediment was targeted for the treatment of minimal amounts of Torpedograss and other shoreline weeds.



### Pond 700

#### Comments:

Normal Growth Observed

Slender Spike Rush, Algae, and minor trash was observed on pond 700. Algae and Slender Spike Rush growth will be targeted for treatment during the upcoming visits. The water level has remained low.



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## Site Assessments

### Pond 800

#### Comments:

Normal Growth Observed

New Slender Spike Rush growth was observed on pond 800. This new growth will be targeted for treatment during the upcoming visits. Previously the shoreline perimeter was targeted for Torpedograss and shoreline weeds. Positive results were seen. The water level has remained low.



### Pond 900

#### Comments:

Normal Growth Observed

Minimal amounts of Slender Spike Rush growth was observed. Treatments will continue to target this growth. Previously the exposed sediment around the shoreline perimeter was treated for minimal amounts of Torpedograss and shoreline weed growth. The water level has remained low.



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## Site Assessments

### Pond 1000

#### Comments:

Site Looks Good

Pond 1000 continues to look good. No issues were observed with algae, submersed or shoreline weeds. Previous treatments for shoreline weeds have showed positive results. The water level is slightly below normal.



### Pond 1100

#### Comments:

Normal Growth Observed

A minimal amount of algae and Slender Spike Rush were observed. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with Torpedograss or other shoreline weeds.



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## Site Assessments

### Pond 1200

#### Comments:

Site Looks Good

Previously, the exposed sediment around the shoreline perimeter was targeted for Torpedograss. Positive results were seen from this treatment. No issues were observed on pond 1200 with algae, submersed weeds, or shoreline weeds.



### Pond 1300

#### Comments:

Normal Growth Observed

A minimal amount of algae growth was present. This new growth will be targeted for treatment during the upcoming visits. The exposed sediment around the shoreline perimeter was previously treated for Torpedograss and other shoreline weeds.



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## Site Assessments

### Floodplain Pond

#### Comments:

Normal Growth Observed

A minimal amount of algae growth was observed. Access is currently blocked for boat access with the newly installed silt fence installed.



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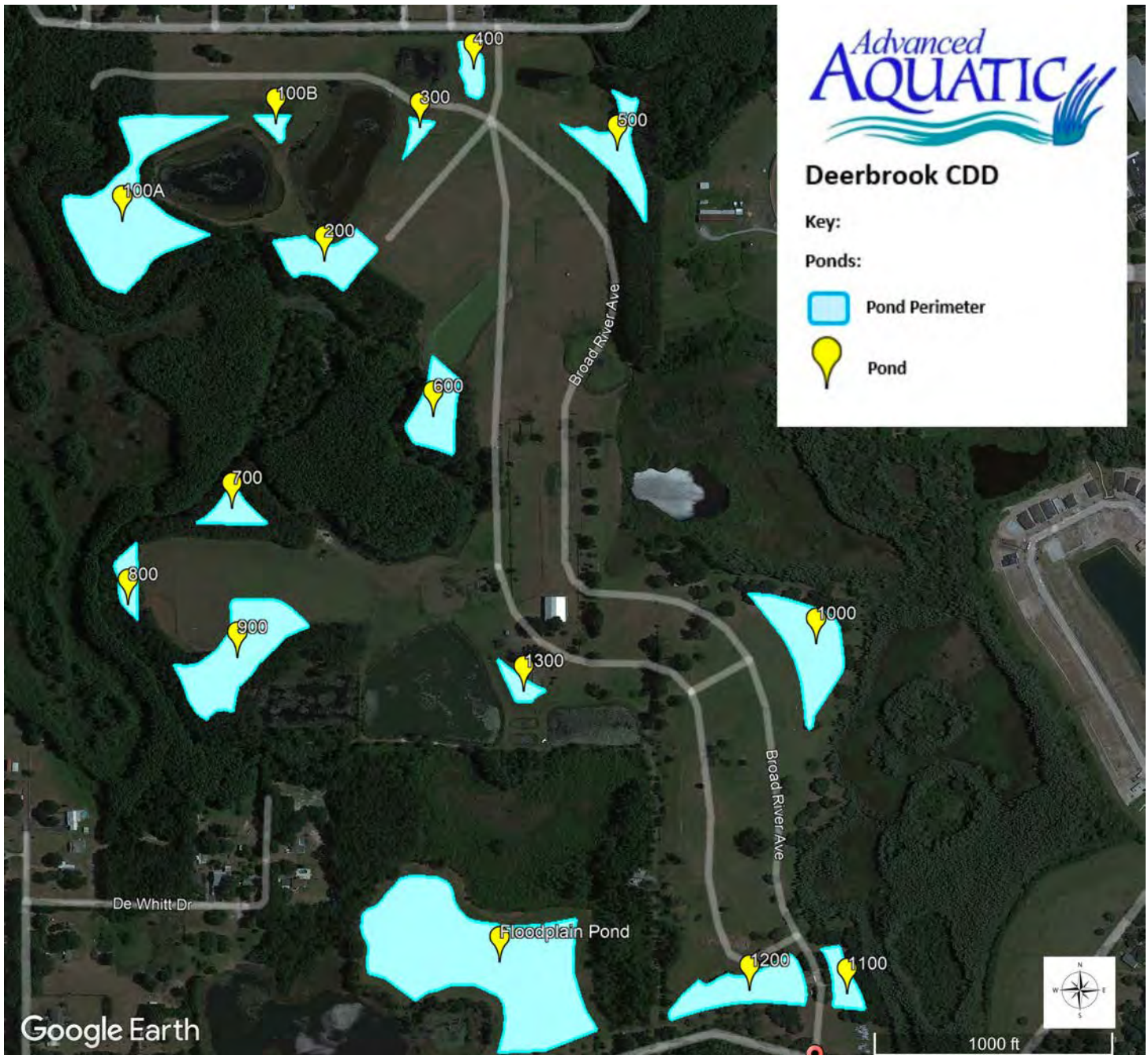
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Map



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# Deerbrook Community Development District

## Quarterly Wetland Inspection Report

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

3/9/2026

**Prepared for:**

Deerbrook  
Community Development District

**Prepared by:**

Jacob Adams, Project Manager & Biologist

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## Site Assessments

### Buffer 1

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. Torpedograss, Caesar Weed, Dog Fennel, and other invasive grasses were targeted for treatment previously. Positive results from this treatment were observed. Young Pine tree growth was observed.



### Buffer 2B&C

#### Comments:

Site Looks Good

This buffer was recently treated for Torpedograss, Caesar Weed, Dog Fennel, and other invasive grasses. Positive results were observed from this treatment. New invasive growth was minimal to none.



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## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Dog Fennel, Caesar Weed, Sesbania and Torpedograss were previously targeted for treatment. Minimal to no new invasive growth was observed on this site. No other issues were observed.



### Buffer 4

#### Comments:

Site Looks Good

Previous treatments resulted in minimizing new growth with little to no new growth observed. Construction trash was observed around this buffer area.



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**Site Assessments**

**Buffer 5**

**Comments:**

Site Looks Good

Results continue to be seen from the previous treatments of Dog Fennel. Minimal to no new growth was observed on this site.



**Buffer 6**

**Comments:**

Site Looks Good

Results continue to be seen from the previous treatments of Dog Fennel. Minimal to no new growth was observed on this site.



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## Site Assessments

### Buffer 7

#### Comments:

Site Looks Good

Previous treatments have targeted the growth of Dog Fennel within this site. Positive results have been seen from these treatments and minimal to no new growth was observed. The outflow basin from the pond remains clear and water can flow freely as needed.



### Buffer 8

#### Comments:

Site Looks Good

Previously, treatments for invasive grasses, Dog Fennel, and Caesar Weed were performed and positive results were seen. Minimal to no new invasive growth was observed at this site.



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**Site Assessments**

**Buffer 9**

**Comments:**

Site Looks Good

This buffer was previously treated for minimal amounts of invasive grasses. Positive results were seen from these treatments. Minimal to no new growth was observed. This site looks good. An abundance of young pine growth was observed.



**Buffer 10**

**Comments:**

Site Looks Good

Invasive grasses, Caesar Weed, Dog Fennel, and vines were recently treated and positive results were observed. Minimal to no new growth of invasive species were observed. Abundance young pine growth, native ferns present.



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## Site Assessments

### Buffer 11

#### Comments:

Site Looks Good

This buffer area continues to look great with minimal to no new invasive growth observed. Very minimal amounts of invasive grasses were targeted for treatment and positive results were seen. Young pine growth is present within this site.



### Buffer 12

#### Comments:

Site Looks Good

This buffer area continues to look great with minimal to no new invasive growth. Any new invasive growth will be targeted for treatment during routine maintenance visits.



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## Site Assessments

### Buffer 13

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed on this site. Treatments will continue to target any new invasive growth. No other issues were observed in this buffer area. Past treatments have targeted Dog Fennel, Caesar Weed, invasive grasses, and Primrose Willow.



### Buffer 14A

#### Comments:

Normal Growth Observed

This buffer is not being treated currently as it is part of the 14a/14b area that is to not be disturbed.

Damage from the cold weather conditions were observed on some of the invasive vegetation.



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## Site Assessments

### **Buffer 14B**

#### **Comments:**

Normal Growth Observed

This buffer is not being treated currently as it is part of the 14a/14b area that is to not be disturbed.

Damage from the cold weather conditions were observed on some of the invasive vegetation.



### **Buffer 15A**

#### **Comments:**

Site Looks Good

Minimal to no new invasive growth was observed. Trace amounts of invasive grasses, Dog Fennel, and Caesar Weed were previously treated and positive results were seen. No other issues were observed. Cold damage was observed on the native Pickerelweed.



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## Site Assessments

### Buffer 15B

#### Comments:

Site Looks Good

Minimal to no new invasive growth was observed. Trace amounts of invasive grasses, Dog Fennel, and Caesar Weed were previously treated and positive results were seen. No other issues were observed. Cold damage was observed on the native vegetation.



### Buffer 16

#### Comments:

Site Looks Good

Minimal to no new growth was observed on this site. Minimal amounts of Torpedograss, Caesar Weed, and Dog Fennel show positive results from previous treatments. No issues were observed on buffer 16.



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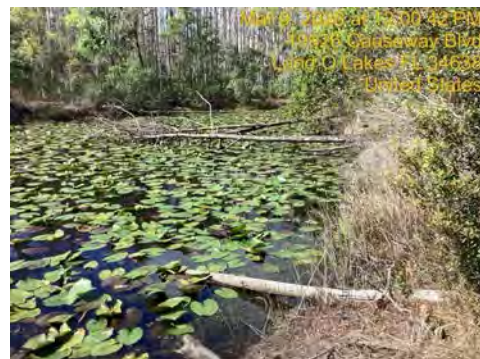
## Site Assessments

### Buffer 17

#### Comments:

Site Looks Good

The inflow structure on buffer 17 looks good and is clear of vegetation for water to flow freely. Positive results from the treatment of Torpedograss were observed in the area.



### Buffer 18

#### Comments:

Site Looks Good

Positive results continue to be seen from the previous treatments that have targeted invasive grasses, Dog Fennel, and Caesar Weed. No issues were observed and the pond outflow basin is clear of vegetation and can flow freely.



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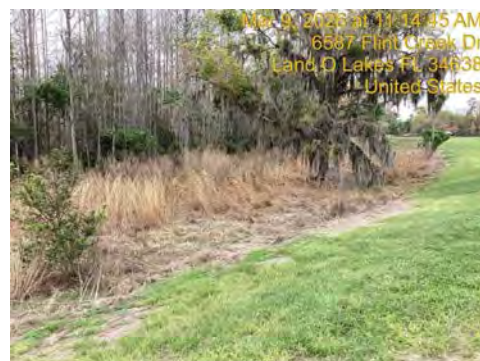
## Site Assessments

### Buffer 19

#### Comments:

Site Looks Good

Positive results continue to be seen from the previous treatments that have targeted invasive grasses, Dog Fennel, and Caesar Weed. Minimal to no new growth was observed on this site.



### Buffer 20

#### Comments:

Site Looks Good

Dog Fennel, Primrose, Water Primrose, and other invasive species were targeted during previous treatments.

Positive results continue to be seen. The inflow structure is clear and free to flow water as intended. Construction activity in and near the site is going on.



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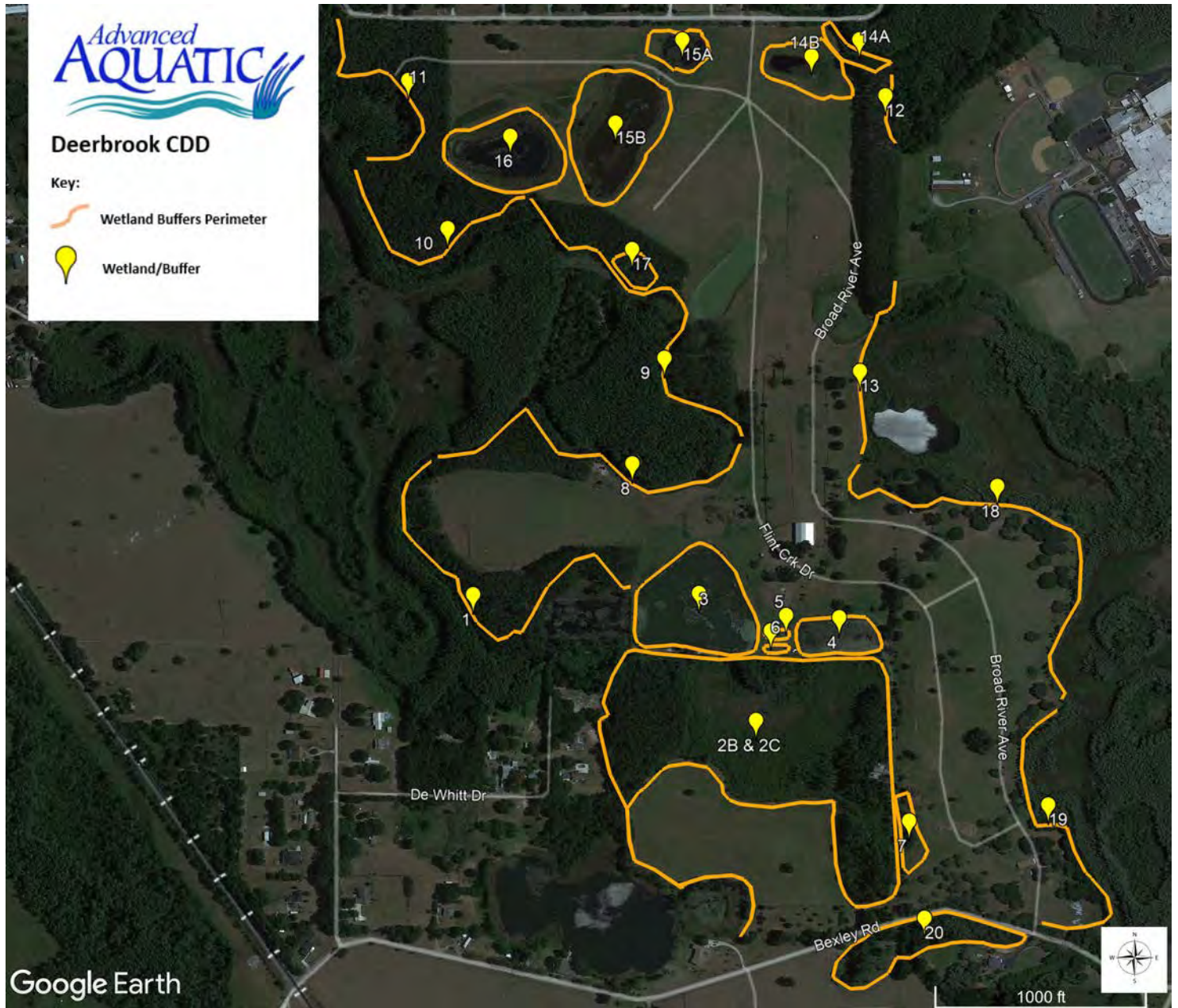
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## **Tab 2**

# DEERBROOK

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## LANDSCAPE INSPECTION REPORT



February 24, 2026

Rizzetta & Company

Matthew Mironchik – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary/Causeway Blvd/Magnolia Springs Way

## General Updates, Recent & Upcoming Maintenance

- Overall, most of the deficiencies from previous report have been worked on. Bed weeds are still prolific in some areas and need to be taken care of to get ahead of the growing season.
- Crews should be instructed not to prune any frost damaged plant material until the threat of frost is gone. Once frost period is over, an audit should be conducted to identify plant material that needs to be replaced.

The following are action items for Juniper 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. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

1. Plant material that was noted as dead and marked for removal prior to the freezes has been removed. Replacement of these plants should take place mid-March or after threat of freeze has subsided.
2. Plant material effected by frost should be counted and removed.
3. Fog line along Causeway Blvd. at the entrance of Magnolia Springs Way has been edged.
4. Ornamental bed along perimeter privacy fence along Causeway Blvd. needs to be resprayed and dead weeds should be hand pulled.(pic.4a,4b>)



5. Damaged portions of fence at the West end of the perimeter fence along causeway Blvd. has been repaired.
6. Tall weeds on either side of the cut through sidewalk on Broad River Ave. have been removed.
7. Tree rings around the Pine Trees in the CDD maintained area on Broad River Ave. near Pond 500 still need to be reestablished to mitigate mechanical damage from mowers and line trimmers.(pic.7>>)



# Broad River Ave./Pump Station

8. Area between the resident at 7022 Broad River Ave. and the pump station, where the irrigation was repaired, has still not been cleaned up and put back to the way it was prior to the leak.(pic.8)



9. Weeds in the ornamental beds around the pump station should be hand pulled.(pic.9a>,9b>)

10. Cap stones of the retaining wall South of the pump station on Broad River Ave. have been edged



# Proposals

1. After a thorough audit of plant material effected by frost, a proposal for plants that will not comeback should be made for replacement. A list of plant material in high visibility areas that can be cut back, but is too severe to grow properly, should be brought to the board for consideration of replacement as well.



## **Tab 3**



**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** April 8, 2026 @ 5:00 PM
- **Next Election:** The Fourth Year Landowner Election to be held on November 3, 2026, the first Tuesday of the month for 3 seats. The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period.

District  
Manager's  
Report

March 24

2026

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$604,036
Debt Service Fund Investment Balance:	<u>\$1,099,172</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,703,208</b>
<b>General Fund Expense Variance: \$89,588</b>	<b>Under Budget</b>

# Tab 4

## DOG WASTE REMOVAL SERVICES AGREEMENT

**THIS AGREEMENT** ("Agreement") is made and entered into this 12 day of March 2026, 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 3434 Colwell Ave, Suite 200, Florida 33614 ("**District**"); and

**KC ELEMENTS, LLC o/e/A DOODY CALLS**, a Florida limited liability company, with a mailing address of 4326 Kingsfield Drive, Parrish, Florida 34219 ("**Contractor**").

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

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

**WHEREAS**, the District has a need to retain an independent contractor to provide weekly dog waste removal services for two (2) dog waste stations located within the District; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide dog waste removal services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("**Services**"); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

### **SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional dog waste removal services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services as shown in **Section 3** of this Agreement.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF DOG WASTE REMOVAL SERVICES.** The Contractor will provide weekly dog waste removal services for two (2) dog waste stations located within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a weekly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

**(1)** The District hereby designates the District Manager to act as its

representative.

- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### **SECTION 5. COMPENSATION; TERM.**

A. As compensation for the weekly Services described in this Agreement, the District agrees to pay the Contractor **One Thousand Five Hundred Sixty Dollars and Zero Cents (\$1,560.00) annually**. The term of this Agreement shall be through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either Party thirty (30) days prior to the expiration of the Agreement. Any change in compensation or the scope of services must be approved in writing by the parties.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the

Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

**SECTION 6. INSURANCE.**

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$500,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such

required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any

action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 14. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District

shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 15. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 16. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 20. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 21. AMENDMENTS.** 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

Parties.

**SECTION 22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 23. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Deerbrook Community Development  
District  
3434 Colwell Ave, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** KC Elements, LLC DBA Doody Calls  
4326 Kingsfield Drive  
Parrish, Florida 34219  
Attn: Kara Kelsey

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

**SECTION 24. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. 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 of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 25. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lynn Hayes** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF LHAYES@RIZZETTA.COM; OR 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.**

**SECTION 27. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 28. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the

preparation of this Agreement 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 any doubtful language will not be interpreted or construed against any party.

**SECTION 29. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 30. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran


Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

**SECTION 32. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

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

**DEERBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  


21AABD855FB74D4...  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**KC EKEMENTS, LLC d/b/a Doody Calls**

*Kara Kelsey*  
\_\_\_\_\_  
By: Kara Kelsey  
Its: General Manager

**Exhibit A:** Description of Services

**Exhibit A**  
Description of Services



## Deer Brook CDD - Pet Waste Management

### Deer Brook CDD

7177 Beaverhead Lane  
Land O'Lakes, FL, FL 34638

### Lynn Hayes

lhayes@rizzetta.com  
873.994.1001

Reference: 20260304-140552846

Quote created: March 4, 2026

Quote expires: August 31, 2026

Quote created by: Kara Kelsey

Regional Manager

kkelsey@dodycalls.com

+79479875268



## **Comments from Kara Kelsey**

### **Five Reasons Why Communities Love DoodyCalls**

Communities across America keep pet waste at bay with the help of DoodyCalls. Here's why:

#### **Unmatched Expertise**

With more than a decade of experience helping communities, homeowner associations, apartment complexes, local governments and municipalities successfully manage pet waste, DoodyCalls is the definitive subject matter expert on all things related to the "fecal" matter.

#### **Comprehensive Pet Waste Management Plans**

Eliminating pet waste takes a well-rounded approach. When you work with DoodyCalls, you get a comprehensive pet waste management plan that is tailored to meet the specific needs and budget of your community.

#### **A Flexible Approach**

As our technicians service your community, we keep a close eye on station usage, monitoring fluctuations as seasons and other factors change, and making recommendations to keep your service levels optimized for efficiency and cost effectiveness.

#### **We Go Beyond Pet Waste Pickup**

At DoodyCalls, we openly share our expertise by making available an extensive library of professionally written newsletter articles designed to educate residents about the importance of keeping pet waste off the ground. We also have a Pet Waste Management Handbook, which helps community managers like yourself design and implement comprehensive pet waste management plans.

#### **Caring For the Community at Large**

DoodyCalls is dedicated to making the world a better place to live, one scoop at a time. With our environmentally friendly pet waste management practices, we not only keep your community clean and safe for families and pets to enjoy, but we work to improve the local environment as well.

#### **Pet Waste Health and Environmental Impact**

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

## Products & Services

Item & Description	Quantity	Unit Price	Total
Pet Waste Station Service Weekly Pet Waste Station Service	2	\$15.00 /week	\$30.00 / week
<p>DoodyCalls Pet Waste Station Service includes:</p> <p>Removing the existing waste can liner and replacing it with a new liner.</p> <p>Restocking the litter bag dispenser as needed.</p> <p>Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community.</p> <p>Communicating any issues to the Community Manager.</p> <p>Thoroughly disinfect stations to ensure a nice clean look and proper sanitation.</p> <p>Removing waste left on the ground within a 6-foot radius of the pet waste station.</p>			
Weekly subtotal			\$30.00
<b>Total</b>			<b>\$30.00</b>
<b>Total contract value</b>			<b>\$1,560.00</b>

**Purchase terms**

1. Pet waste bags will be replaced as need at \$8 per replacement.
2. DoodyCalls requires the approval of pet waste station locations before they can be installed.
3. We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we cannot complete all areas as noted above, we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.
4. Equipment prices do not include state and local sales tax.
5. Waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.
6. DoodyCalls reserve the right to charge an annual Administrative Fee of up to \$125 if required to sign up for 3rd party vendor credentialing\*
7. DoodyCalls will provide the community with 60 days' notice of any price changes. Either party may cancel the work with 60 days written notice.
8. This proposal is valid for 90 days.
9. Term Net 30

\*These items fluctuate depending on the Deer Brook CDD vendor requirements.

**Signature**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name



**Questions? Contact me**



Kara Kelsey

Regional Manager

kkelsey@dodycalls.com

+19419815268

Doody Calls on the Suncoast

Parrish, FL 34219





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Liberty Mutual Insurance PO Box 188065  Fairfield OH 45018	<b>CONTACT NAME:</b> <b>PHONE (A/C, No., Ext):</b> 800-962-7132		<b>FAX (A/C, No):</b> 800-845-3666
	<b>E-MAIL ADDRESS:</b>		
<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
<b>INSURER A:</b> Ohio Security Insurance Company			24082
<b>INSURED</b> Tampa Poop 911, Llc 12340 Grizzly Ln  New Port Richey FL 34654			
<b>INSURER B:</b>			
<b>INSURER C:</b>			
<b>INSURER D:</b>			
<b>INSURER E:</b>			
<b>INSURER F:</b>			

**COVERAGES**

CERTIFICATE NUMBER: 0394499475

REVISION NUMBER: 2016-03

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>			BLS68771213	01/24/2026	01/24/2027	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:		X				X	MED EXP (Any one person)	\$ 15,000
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> TRUCK						PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> JECT	<input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:							PRODUCTS - COMP/OP AGG	\$ 2,000,000
									\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$	
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> HIRED AUTOS ONLY						BODILY INJURY (Per accident)	\$	
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE	\$	
	<input type="checkbox"/> NON-OWNED AUTOS ONLY							\$	
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$	
	<input type="checkbox"/> OCCUR						AGGREGATE	\$	
	<b>EXCESS LIAB</b>							\$	
	<input type="checkbox"/> CLAIMS-MADE							\$	
	DED							\$	
	RETENTION \$							\$	
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y / N				E.L. EACH ACCIDENT	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

\*\*See Additional Remarks\*\*

**CERTIFICATE HOLDER**

Deerbrook Community Development District C/o Rizzetta &amp; Comany

3434 Colwell Avenue Suite 200

Tampa

FL 33614

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

 Curtis Luken

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ACORD



**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Liberty Mutual Insurance		<b>NAMED INSURED</b> Tampa Poop 911, Llc 12340 Grizzly Ln New Port Richey FL 34654	
<b>POLICY NUMBER</b> BLS68771213		<b>EFFECTIVE DATE:</b> 01/24/2026	
<b>CARRIER</b> Ohio Security Insurance Company	<b>NAIC CODE</b> 24082		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 0025 **FORM TITLE:** 2016-03

Certificate Holder is Additional Insured if required by written contract or written agreement subject to General Liability Blanket Additional Insured Provision. Waiver of Subrogation applies. This Policy is Primary, and we will not ask for contribution of the Policy issued to the Additional Insured. Ongoing Operations Coverage applies.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**COMMERCIAL GENERAL LIABILITY EXTENSION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**INDEX**

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

**A. NON-OWNED AIRCRAFT**

Under Paragraph 2. Exclusions of Section I – Coverage A - Bodily Injury And Property Damage Liability, exclusion g. Aircraft, Auto Or Watercraft does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

**B. NON-OWNED WATERCRAFT**

Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraph (2) of exclusion g. Aircraft, Auto Or Watercraft is replaced by the following:

This exclusion does not apply to:

- (2) A watercraft you do not own that is:
  - (a) Less than 52 feet long; and
  - (b) Not being used to carry persons or property for a charge.

**C. PROPERTY DAMAGE LIABILITY – ELEVATORS**

1. Under Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability, Subparagraphs (3), (4) and (6) of exclusion j. Damage To Property do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.
2. The following is added to Section IV – Commercial General Liability Conditions, Condition 4. Other Insurance, Paragraph b. Excess Insurance:

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

**D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)**

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph 2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:
  - a. The fourth from the last paragraph of exclusion j. Damage To Property is replaced by the following:

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

    - (i) Premises rented to you for a period of 7 or fewer consecutive days; or
    - (ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in Section III – Limits of Insurance.

- b. The last paragraph of subsection 2. Exclusions is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III – Limits Of Insurance.**

2. Paragraph **6.** under **Section III – Limits Of Insurance** is replaced by the following:
  6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:
    - a. Any one premise:
      - (1) While rented to you; or
      - (2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or
    - b. Contents that you rent or lease as part of a premises rental or lease agreement.
3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)** - Paragraph **9.a.** of **Definitions** is replaced with the following:
  - 9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

#### **E. MEDICAL PAYMENTS EXTENSION**

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I – Coverage C – Medical Payments**, Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

- (b)** The expenses are incurred and reported within three years of the date of the accident; and

#### **F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B**

1. Under **Supplementary Payments – Coverages A and B**, Paragraph **1.b.** is replaced by the following:
  - b. Up to **\$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.
2. Paragraph **1.d.** is replaced by the following:
  - d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to **\$500** a day because of time off from work.

#### **G. ADDITIONAL INSURED - BY CONTRACT, AGREEMENT OR PERMIT**

1. Paragraph **2.** under **Section II – Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:
  - a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

- b. Premises or facilities rented by you or used by you; or
- c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or
- d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:
  - (1) This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of the operations performed for the state or political subdivision;
  - (2) This insurance does not apply to "bodily injury" or "property damage" included within the "completed operations hazard".
  - (3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:
    - a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
    - b) The construction, erection, or removal of elevators; or
    - c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph 1.a. above, a person's or organization's status as an additional insured under this endorsement ends when:

- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph 1.b. above, a person's or organization's status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph 1.c. above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured as required in Paragraph b. of Condition 2. **Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV – Commercial General Liability Conditions**.

2. With respect to the insurance provided by this endorsement, the following are added to Paragraph 2. **Exclusions under Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

- a. "Bodily injury" or "property damage" arising from the sole negligence of the additional insured.
- b. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.
- c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
  - (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
  - (2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

- d. "Bodily injury" or "property damage" occurring after:
  - (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
  - (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

#### H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition 4. **Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

- a. The following is added to Paragraph a. **Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

b. The following is added to Paragraph **b. Excess Insurance**:

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

**I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"**

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit**:

An additional insured under this endorsement will as soon as practicable:

- a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;
- b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and
- c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.
- d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III – Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

**J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE  
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES**

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

**(1)** "Bodily injury" or "personal and advertising injury":

- (a)** To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;
- (b)** To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;
- (c)** For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or
- (d)** Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

"employee's" job responsibilities assigned by you, includes the direct supervision of other "employees" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury", or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your "employee".

**K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES**

Paragraph **3.** of **Section II - Who Is An Insured** is replaced by the following:

- 3.** Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
  - a.** Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;
  - b.** Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
  - c.** Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
  - d.** Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

**L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES**

Under **Section IV – Commercial General Liability Conditions**, the following is added to Condition **6. Representations**:

Your failure to disclose all hazards or prior "occurrences" existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" is not intentional.

**M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT**

Under **Section IV – Commercial General Liability Conditions**, the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit**:

Knowledge of an "occurrence", offense, claim or "suit" by an agent, servant or "employee" of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II – Who Is An Insured** or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or "employee".

**N. LIBERALIZATION CLAUSE**

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

**O. BODILY INJURY REDEFINED**

Under **Section V – Definitions**, Definition **3.** is replaced by the following:

- 3.** "Bodily Injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

**P. EXTENDED PROPERTY DAMAGE**

**Exclusion a.** of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

**a. Expected Or Intended Injury**

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

**Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU**

Under **Section IV – Commercial General Liability Conditions**, the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us**:

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and
2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

## **Tab 5**

## AGREEMENT FOR SERVICES

This "Agreement" is by and between: Deerbrook Community Development District ("District") and Waste Pro of Florida, Inc. d/b/a J/D/ Parker & Sons dated March 13, 2026 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either 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 all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

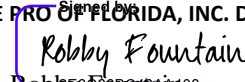
DEERBROOK COMMUNITY DEVELOPMENT DISTRICT



Bill Fife

By: \_\_\_\_\_  
Its: Chair

WASTE PRO OF FLORIDA, INC. D/B/A J/D/ PARKER & SONS

Signed by  


Robby Fountain

By: \_\_\_\_\_  
Its: Sales Rep

3/13/2026

- Exhibit A:** Proposal
- Exhibit B:** Insurance Certificate with Endorsements

**Exhibit A: Proposal**



## Service Agreement

### Customer Site Information New Business Perm

<b>Account #:</b>	<b>Site Name/Service Address:</b>	<b>Service Site Contact:</b>	<b>Service Start Date:</b> 04-01-2026
<b>Account Name:</b> Deer Brook of Pasco - Amenity Center	Deerbrook Amenity Center	Lynn Haynes	<b>Service Area:</b> Land O Lakes
	7177 Beaverhead Lane Land O' Lakes, FL 34638	<b>Mobile:</b> 813-994-1001 <b>Email:</b> lhayes@rizzetta.com	<b>Salesperson:</b> Robert Fountain

### Billing Information

<b>Billing Name:</b>	Deerbrook Community Development District C/o Rizzetta & Company	<b>Contact:</b> Lynn Haynes	<b>P.O.#:</b>
<b>Billing Address:</b>	3434 Colwell Avenue - Suite 200 Tampa, FL 33614	<b>Mobile:</b> 813-994-1001 <b>Email:</b> lhayes@rizzetta.com	<b>Customer Payment:</b>

### Monthly Equipment / Services Specifications

Service Type	Qty	Material	Size	Frequency	Delivery Fee	Rate
96 GALLON COMMERCIAL TOTES - SOLID WASTE	2	Trash	96 Gal	2 Times Per Week	\$0.00	\$26.00

### On-Call Equipment / Services Specifications

Service Type	Qty	Material	Size	Frequency	Disposal per Ton	Tons Included	Delivery Fee	Rate
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### Additional Fees

<b>Extra Pickup:</b>	<b>Relocate:</b>	<b>Dry Run Fee:</b>
<b>Additional Yardage Fee:</b>	<b>Contaminated Load:</b>	<b>Installation Charge:</b>
<b>Rolloff Liner:</b>	<b>Repair Container:</b>	
Rolloff box not active after days will be charged a per day service charge.	Rolloff container will have a per pull charge and a minimum of tons disposal charge.	
<b>Fuel Fee:</b>	<b>Environmental Fee:</b>	<b>Franchise Fee:</b>

**Additional Notes:** Service days Tuesday & Friday (carts must be put on the street on service days)

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF THE CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON THE REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

<b>Customer Signature</b>	<b>Date</b>	<b>Waste Pro Representative</b>	<b>Date</b>
---------------------------	-------------	---------------------------------	-------------

<b>Print Name</b>	<b>Print Name</b>
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**TERMS & CONDITIONS ON THE NEXT PAGE**

**Exhibit B: Certificate of Insurance**

# Tab 6



50 On a motion from Mr. Williams, seconded by Mr. Fife with all in favor, the Board of  
51 Supervisors approved a not-to-exceed amount of \$6,000 for the Triploid Grass carp program  
52 and authorized the Chairman to approve the official proposal once received, for the  
53 Deerbrook Community Development District.

54  
55 **B. Field Services Landscape Inspection Report**

56 Mr. Mironchik presented his report to the Board, stating that he would work with  
57 RedTree to provide a listing of plants that need to be replaced due to freeze damage.  
58 He will also be monitoring the turf where someone did donuts on it along Causeway  
59 Blvd.

60  
61 **C. Landscape Contractor Report/Update**

62 Mr. Burkett stated that he will address the deficiencies noted in the inspection report  
63 as well as replace the dead plants along the Causeway that died prior to the freeze.  
64 He stated that the New Sabal Palm at entrance and Magnolias will also be covered  
65 under warranty. He will work with Rizzetta to assess the freeze damage and will not  
66 complete any cutbacks until the temperatures improve.

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68 **D. District Counsel**

69 Mr. Earlywine stated that he had nothing new to report.

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71 **E. District Engineer**

72 Not present. No report.

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74 **F. District Manager**

75 Mr. Hayes reviewed his report and reminded the Board that the next regular meeting  
76 is scheduled for March 24, 2026, at 9:00 a.m.

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78 Mr. Hayes presented the 3<sup>rd</sup> and 4<sup>th</sup> quarterly website compliance reports, noting  
79 that the District met all legal requirements.

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81 **FOURTH ORDER OF BUSINESS**

**Business Items**

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83 **A. Discussion of Towing Policy/Agreement for Parking Enforcement Policies**

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85 Mr. Earlywine led discussion on the towing policy/agreement for parking  
86 enforcement, stating the currently the District has no policy in place. The Board and  
87 members of the Homeowners Association Board provided input on the policy, with the  
88 Homeowners Association requesting that they have permission to call the towing company  
89 for parking enforcement at Amenity parking lot. It was stated that signage will be posted and  
90 the District will hold a public hearing on establishing rules and fines on May 26, 2026. The  
91 following Board actions were taken.

92  
93 On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of  
94 Supervisors approved the traffic enforcement agreement with Pasco County, in substantial  
form, for the Deerbrook Community Development District.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved parking rules, as presented, with implementation of policy immediately upon the rule making authority following the May 26, 2026, public hearing, for the Deerbrook Community Development District.

95

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved a Homeowners Association and Deerbrook Community Development District personnel agreement in concept and subject to preparation of form by District Counsel and executed by the Chairmen and to include a volunteer waiver release for Homeowners Association personnel and staff, for the Deerbrook Community Development District.

96

On a motion from Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved a signage agreement in concept with a not-to-exceed amount of \$500 with signage placed at Amenity Center to include towing enforcement hours, for the Deerbrook Community Development District.

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**B. Ratification of Advanced Aquatic Addendum**

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors ratified approval of the Advanced Aquatic Addendum proposal for Pond 100A in the amount of \$13,600, for the Deerbrook Community Development District.

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**C. Ratification of Clearworld Lighting Design Analysis Agreement**

Mr. Earlywine presented the agreement with MKA International, Inc., to the Board.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors ratified approval of the Clearworld Lighting Design Analysis Agreement, for the Deerbrook Community Development District.

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**D. Presentation of Declarations/ Stormwater Pond Rules Enforcement**

Mr. Earlywine presented the rules and a brief discussion ensued regarding clarifying that there is no fishing behind homes or in conservation areas, the Homeowners Association and Deerbrook Community Development District agreement to trespass enforcement and need signage. The following Board actions were taken:

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors clarified that the fishing rules prohibit fishing behind homes and in conservation areas, for the Deerbrook Community Development District.

113

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved a Homeowners Association and Deerbrook Community Development District personnel agreement in concept for trespass enforcement, for the Deerbrook Community Development District.

114

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved no trespass signage at the conservation area, for the Deerbrook Community Development District.

115

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for adding signage around the ponds, for the Deerbrook Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Business Administration**

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**A. Consideration of Minutes of the Board of Supervisors Meeting held on October 28, 2025**

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Mr. Hayes requested a motion to approve the October 28, 2025, Regular Meeting Minutes for Deerbrook Community Development District.

On a motion from Mr. Williams, seconded by Mr. Blakely with all in favor, the Board of Supervisors approved the October 28, 2025, regular meeting minutes, as presented, for the Deerbrook Community Development District.

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**B. Ratification of Operation and Maintenance Expenditures for September through December 2025 and January 2026**

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Mr. Hayes reviewed the operation and maintenance expenditures with the Board of Supervisors and asked if there were any questions. There were none.

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 the months of September 2025 (\$114.08), October 2025 (\$47,493.70), November 2025 (\$95,468.32), December 2025 (\$104,722.10) and January 2026 (\$53,198.62), for the Deerbrook Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

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There were no supervisor requests or audience comments put forward.

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**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors adjourned the meeting at 10:35 a.m., for Deerbrook Community Development District.

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

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

# **Tab 7**

# DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

[www.deerbrookcdd.org](http://www.deerbrookcdd.org)

## Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:                    \$        **48,758.47**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Deerbrook Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Action Security, Inc.	300120	31789	Service Monthly Plan 02/26	\$ 150.00
Advanced Aquatic Services, Inc.	300114	10562466	Monthly Lake Maintenance 02/26	\$ 2,514.00
Clearview Land Design, P.L.	300115	25-23740	District Engineering Services 12/25	\$ 115.00
Cooper Pools Inc.	300117	2025-1424-Dup	Pool Materials 11/25	\$ 113.28
Cooper Pools Inc.	300121	2026-1141	Monthly Commercial Maintenance 02/26	\$ 1,500.00
Egis Insurance Advisors, LLC	300118	31339	Policy #100125944 10/01/2025- 10/01/2026	\$ 199.00
F Peter Williams	300127	PW022426	Board of Supervisors Meeting 02/24/26	\$ 200.00
John C. Blakley	300128	JB022426	Board of Supervisors Meeting 02/24/26	\$ 200.00
Kutak Rock, LLP	300116	3657795	General Legal Services 10/25	\$ 2,688.00
Kutak Rock, LLP	300116	3688808	Legal Service - Litigation Counsel 11/25	\$ 1,099.00
Kutak Rock, LLP	300119	3688810	Legal Service - General Counsel 11/25	\$ 1,260.00
Kutak Rock, LLP	300125	3689478	Legal Service - General Counsel 12/25	\$ 117.00
Kutak Rock, LLP	300122	3689479	Legal Service - Litigation Counsel 12/25	\$ 2,869.50

# Deerbrook Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300129	3701879	General Legal Services 01/26	\$ 872.50
Kutak Rock, LLP	300129	3701880	Legal Service - Litigation Counsel 01/26	\$ 3,246.50
MKA International, Inc.	300132	1253269	Consulting Services 01/26	\$ 3,752.00
RedTree Landscape Systems, LLC	300123	33047	Landscape Maintenance 02/26	\$ 21,050.00
RedTree Landscape Systems, LLC	300123	33140	Irrigation Repairs 02/26	\$ 37.63
Rizzetta & Company, Inc.	300113	INV0000106682	Accounting Services 02/26	\$ 5,811.42
Rizzetta & Company, Inc.	300124	INV0000106981	General Management & Oversight 02/26	\$ 666.67
Romaner Graphics	300126	22980	Stop Sign & Lap Splice Kit 02/26	\$ 230.00
Withlacoochee River Electric Cooperative, Inc.	022026-1	2290304-020426	7177 Beaverhead Ln 01/26	<u>\$ 66.97</u>
<b>Total</b>				<b><u>\$ 48,758.47</u></b>

**ACTION SECURITY, INC.**  
1505 Manor Rd  
Englewood, FL 34223  
sales@actionsecurityfl.com

# Invoice



**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31789	02/01/2026	\$150.00	02/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes:  DATABASE MANAGEMENT (unlimited) PRIORITY RAPID RESPONSE GATE SERVICE	1	150.00	150.00

FL Contractor ES12001404

BALANCE DUE

**\$150.00**

Thank you, we appreciate your business!

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

<b>2/1/2026</b>
10562466
\$2,514.00

Bill To
Deerbrook CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
3/3/2026

Monthly Lake Maintenance.	1,472.00
Monthly Maintenance of Wetland/Buffer Areas.	1,042.00

**\*\*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

\$2,514.00



# 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 25-23740  
 Date 12/31/2025

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
<b>Brian G. Surak</b>				
<i>turnover coordination</i>	12/02/2025	0.50	230.00	115.00
Deerbrook CDD Engineer Services subtotal				115.00
			Invoice total	<b>115.00</b>

**Invoice Summary**

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
<b>DEERBROOK CDD ENGINEER SERVICES</b>				
<b>CDD-CP-001 DEERBROOK CDD ENGINEER SERVICES</b>	0.00	21,060.10	20,945.10	115.00
<b>PREPAYMENT</b>	0.00	562.50	562.50	0.00
<b>Total</b>	0.00	21,622.60	21,507.60	115.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-23740	12/31/2025	115.00	115.00				
	<b>Total</b>	115.00	115.00	0.00	0.00	0.00	0.00

PARTIAL WAIVER AND RELEASE OF LIEN

SK Deerbrook, LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

KNOW ALL MEN BY THESE PRESENTS that the undersigned, for and in consideration of receipt of fully available funds of the payment of \$ 115.00 paid by SK Deerbrook, LLC (Owner), contractor hereby waives and releases in favor of Owner any and all lien(s), right(s) of lien or claim(s) of lien of whatsoever kind or character which the undersigned now has or might have against Owner and/or the property known as Deerbrook according to the plat thereof on file in the office of the Clerk of the Court in and for Pasco County, Florida, on account of any and all labor, material or both, performed and/or furnished by the undersigned in connection with the construction of improvements upon the above described property.

The undersigned does hereby represent and warrant to Owner that the undersigned has paid all of its laborers, subcontractors and material men for all of the foregoing labor, material or both, as performed and/or furnished and that all taxes imposed by applicable laws in respect thereof have been paid and discharged in full.

IN WITNESS WHEREOF, the undersigned has executed the Final Waiver and Release of Lien (or caused the same to be executed in its name) this 13 day of January 2026

CLEARVIEW LAND DESIGN, P.L.

PRINT: Ann Stuck
BY: Ann Stuck
TITLE: CFO

STATE OF FLORIDA
COUNTY OF Hillsborough

This instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of January, 2026 by Ann Stuck, on behalf of said company, who is personally known to me or has produced as identification.



NOTARY PUBLIC

BY: Tiffany Crews
PRINT: Tiffany Crews
COMMISSION # HH426979

Note: This release has been modified from the statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form. If you choose to use this form, you consent to such form. This form may not be usable in all states. Check with your attorney if in a state other than Florida.

# INVOICE

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

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



## Cleaning Commercial Acct:Rizzetta & Company:Deerbrook CDD

**Bill to**  
Deerbrook CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

**Ship to**  
Deerbrook CDD  
7177 Beaverhead Lane  
Land O' Lakes, FL 34638

### Invoice details

Technician: Joey

Invoice no.: 2025-1424  
Terms: Net 30  
Invoice date: 11/05/2025  
Due date: 12/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>GARDEN HOSE FLEXON 5-PL</b>	GARDEN HOSE FLEXON 5-PL	1	\$113.28	\$113.28

**Total** **\$113.28**

### Ways to pay



[View and pay](#)

# INVOICE

Cooper Pools Inc CPC1459240  
4850 Allen Rd PMB 13  
Zephyrhills, FL 33541-3551

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



## Cleaning Commercial Acct:Rizzetta & Company:Deerbrook CDD

### Bill to

Deerbrook CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

### Ship to

Deerbrook CDD  
7177 Beaverhead Lane  
Land O' Lakes, FL 34638

### Invoice details

Invoice no.: 2026-1141  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Monthly Commercial Maintenance</b>	Monthly Commercial Maintenance February 2026	1	\$1,500.00	\$1,500.00

**Total** **\$1,500.00**

### Ways to pay



[View and pay](#)



# INVOICE

<b>Customer</b>	Deerbrook Community Development District
<b>Acct #</b>	1269
<b>Date</b>	01/26/2026
<b>Customer Service</b>	Brendan Callen
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 199.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#31339
	100125944

Thank You

Please detach and return with payment



Customer: Deerbrook Community Development District

Invoice	Effective	Transaction	Description	Amount
31339	01/23/2026	Policy change	Policy #100125944 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Fencing Due Date: 1/26/2026	199.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total	
\$	199.00

Thank You

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	<b>Date</b>
		01/26/2026

Deerbrook CDD - Regular Meeting

Meeting Date: February 24, 2026

SUPERVISOR PAY REQUEST

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

(\*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:07 AM
Meeting End Time:	10:35 AM
Total Meeting Time:	1 hour + 28 minutes
Time Over <u>0</u> (?) Hours:	0
Total at \$400 per Hour:	\$0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$400 per Hour:	\$0.00
Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 24, 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. 3657795  
32723-1

Re: General Counsel

For Professional Legal Services Rendered

10/03/25	K. Ibarra	0.20	44.00	Review status of amenity rules
10/03/25	A. Ligas	0.20	53.00	Follow up on the security agreement; correspond with amenity management regarding certificate of insurance
10/07/25	J. Earlywine	0.20	64.00	Email regarding turnover process
10/13/25	A. Ligas	0.10	26.50	Correspond with chair regarding security services agreement
10/14/25	J. Earlywine	0.20	64.00	Review draft agenda and open items; email regarding same
10/17/25	A. Ligas	0.40	106.00	Prepare security services agreement; send the same for signature; prepare final amenity management agreement
10/20/25	J. Earlywine	0.30	96.00	Email regarding acquisition of amenity; review prior conveyance documents
10/21/25	J. Earlywine	0.30	96.00	Analyze issues regarding project completion; follow-up

**KUTAK ROCK LLP**

Deerbrook CDD

November 24, 2025

Client Matter No. 32723-1

Invoice No. 3657795

Page 2

10/21/25	K. Ibarra	2.90	638.00	Prepare resolution authorizing acceptance of amenity center improvements and related documents, resolution regarding project completion and resolutions authorizing debt service reserve releases
10/21/25	A. Ligas	2.00	530.00	Prepare property due diligence report; correspond with property appraiser regarding the same
10/22/25	J. Earlywine	0.40	128.00	Conference call regarding amenity turnover; email regarding engineer report
10/22/25	K. Ibarra	0.80	176.00	Attend conference call with developer and engineer regarding project completion items; prepare promissory note
10/22/25	A. Ligas	0.20	53.00	Correspond with security services provider regarding certificate of insurance
10/23/25	J. Earlywine	0.20	64.00	Follow-up regarding project completion; email regarding same
10/23/25	A. Ligas	0.20	53.00	Conference with property appraiser regarding real estate records
10/28/25	K. Ibarra	0.30	66.00	Prepare resolution accepting amenity center improvements; correspondence with developer and engineer regarding exhibits for execution
10/28/25	A. Ligas	1.00	265.00	Prepare for and attend board meeting by phone
10/29/25	J. Earlywine	0.20	64.00	Email regarding engineer inspection report
10/29/25	K. Ibarra	0.10	22.00	Prepare resolution accepting amenity center improvements; correspondence with developer and engineer regarding exhibits for execution
10/29/25	A. Ligas	0.30	79.50	Prepare janitorial maintenance agreement; send the same for signatures

**KUTAK ROCK LLP**

Deerbrook CDD

November 24, 2025

Client Matter No. 32723-1

Invoice No. 3657795

Page 3

TOTAL HOURS 10.50

TOTAL FOR SERVICES RENDERED \$2,688.00

**TOTAL CURRENT AMOUNT DUE \$2,688.00**

UNPAID INVOICES:

October 3, 2025 Invoice No. 3637479 2,326.60

October 21, 2025 Invoice No. 3641714 1,359.50

TOTAL DUE \$6,374.10

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 23, 2026

**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. 3688808  
32723-6

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Re: RET Litigation Matter

For Professional Legal Services Rendered

11/02/25	J. Earlywine	0.20	64.00	Email regarding draft notice letter
11/03/25	J. Cox	0.30	202.50	Read and analyze email correspondence regarding lighting issues; telephone conference with J. Earlywine and W. Fife regarding lighting issues; follow up call with representatives of developer and J. Earlywine; email to HV Solar's counsel; telephone conference with HV Solar's counsel; follow up call with J. Earlywine; call with W. Fife
11/03/25	B. Davenport	0.10	29.50	Review correspondence from HVS and RET regarding lighting dispute; review and analysis of cure notice
11/04/25	J. Cox	0.50	337.50	Revise, finalize and send notices to cure letters to counsel for HV Solar and counsel for RET
11/04/25	J. Earlywine	0.20	64.00	Follow-up regarding CDD notices

**KUTAK ROCK LLP**

Deerbrook CDD

January 23, 2026

Client Matter No. 32723-6

Invoice No. 3688808

Page 2

11/12/25	J. Cox	0.20	135.00	Read and analyze letter from RET regarding proposed interim settlement; email exchange with W. Fife; email exchange with J. Earlywine
11/13/25	J. Cox	0.10	67.50	Telephone conference with W. Fife and J. Earlywine regarding status and strategy
11/24/25	J. Cox	0.20	135.00	Telephone conference regarding potential resolution with HV Solar
11/24/25	J. Earlywine	0.20	64.00	Conference call regarding potential settlement offer

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$1,099.00

TOTAL CURRENT AMOUNT DUE \$1,099.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

January 23, 2026

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

Invoice No. 3688810  
32723-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	59.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	K. Ibarra	0.10	22.00	Review executed bill of sale for amenity center improvements
11/05/25	J. Earlywine	0.30	96.00	Review engineers punch list; email regarding project completion
11/10/25	A. Ligas	0.20	53.00	Prepare notice of termination for security services agreement; correspond with district staff regarding same
11/11/25	J. Earlywine	0.20	64.00	Email regarding erosion proposal
11/12/25	A. Ligas	0.10	26.50	Correspond with manager regarding security services agreements
11/14/25	J. Earlywine	0.20	64.00	Review disbursement resolution; email regarding same
11/14/25	A. Ligas	0.30	79.50	Prepare erosion repair agreement; send same for signatures
11/17/25	A. Ligas	0.20	53.00	Prepare final agreement for erosion repair; correspond with contractor regarding same

**KUTAK ROCK LLP**

Deerbrook CDD

January 23, 2026

Client Matter No. 32723-1

Invoice No. 3688810

Page 2

11/18/25	A. Ligas	0.10	26.50	Correspond with contractor regarding certificate of insurance
11/19/25	A. Ligas	0.10	26.50	Correspond with vendor regarding certificate of insurance; send final agreement to district staff
11/27/25	J. Earlywine	1.20	384.00	Review and revise project completion resolution and attachments, and resolutions authorizing requisitions; email regarding same
11/30/25	J. Earlywine	0.20	64.00	Review revisions to DSRF resolutions; follow-up email
11/30/25	K. Ibarra	1.10	242.00	Prepare resolutions authorizing debt service reserve fund releases

TOTAL HOURS 4.50

TOTAL FOR SERVICES RENDERED \$1,260.00

TOTAL CURRENT AMOUNT DUE \$1,260.00

UNPAID INVOICES:

November 24, 2025 Invoice No. 3657795 2,688.00

TOTAL DUE \$3,948.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2026

**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. 3689478  
32723-1

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Re: General Counsel

For Professional Legal Services Rendered

12/03/25	J. Earlywine	0.20	64.00	Conference call regarding lighting items
12/08/25	A. Ligas	0.10	26.50	Research DSRF release conditions and status of the project; correspond with district staff regarding the same
12/18/25	A. Ligas	0.10	26.50	Correspond with chair and district staff regarding amenity rules
TOTAL HOURS		0.40		

**KUTAK ROCK LLP**

Deerbrook CDD

January 28, 2026

Client Matter No. 32723-1

Invoice No. 3689478

Page 2

TOTAL FOR SERVICES RENDERED \$117.00

TOTAL CURRENT AMOUNT DUE \$117.00

UNPAID INVOICES:

November 24, 2025 Invoice No. 3657795 2,688.00

January 23, 2026 Invoice No. 3688810 1,260.00

TOTAL DUE \$4,065.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2026

**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. 3689479  
32723-6

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Re: RET Litigation Matter

For Professional Legal Services Rendered

12/01/25	J. Cox	0.10	67.50	Email exchanges regarding new lights and engineering for same
12/01/25	J. Earlywine	0.30	96.00	Prepare new lighting agreement and lighting maintenance agreement
12/02/25	J. Cox	0.60	405.00	Read letter from HVS responding to notice to cure; draft response to same
12/03/25	J. Cox	1.00	675.00	Prepare draft settlement agreement; telephone conference with Clearworld and engineers regarding proposed lighting design
12/04/25	J. Cox	0.40	270.00	Finalize and send response to December 2 letter from HV Solar; revise draft settlement agreement; revise draft lease agreement
12/04/25	J. Earlywine	0.80	256.00	Review and revise forms of settlement agreement, lease agreement, and maintenance agreement; email regarding insurance provision

**KUTAK ROCK LLP**

Deerbrook CDD

January 28, 2026

Client Matter No. 32723-6

Invoice No. 3689479

Page 2

12/05/25	B. Davenport	0.10	29.50	Review and analysis of letter to HVS; review HVS settlement agreement, lighting lease agreement and maintenance agreement; confer with Cox and Earlywine regarding the same
12/10/25	J. Cox	0.40	270.00	Revisions to proposed draft settlement agreement; forward same to counsel for HV Solar
12/10/25	J. Earlywine	0.30	96.00	Revise settlement agreement; email regarding same
12/12/25	J. Cox	0.10	67.50	Email HV Solar counsel regarding call to discuss proposed draft agreements
12/16/25	J. Cox	0.60	405.00	Analysis of enhanced report received from RET; email exchanges regarding same; telephone conference regarding same
12/17/25	J. Cox	0.10	67.50	Email exchange with HV Solar's counsel regarding settlement negotiations; review proposed alternative fixture
12/17/25	B. Davenport	0.10	29.50	Review correspondence regarding settlement discussions with HV and other communications related to the lighting dispute
12/22/25	J. Cox	0.10	67.50	Email exchanges regarding settlement
12/23/25	J. Cox	0.10	67.50	Email communications regarding status of RET and addressing continuing RET communications
TOTAL HOURS		5.10		

**KUTAK ROCK LLP**

Deerbrook CDD

January 28, 2026

Client Matter No. 32723-6

Invoice No. 3689479

Page 3

TOTAL FOR SERVICES RENDERED \$2,869.50

TOTAL CURRENT AMOUNT DUE \$2,869.50

**KUTAK ROCK LLP**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600  
Facsimile 404-222-4654

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

Federal ID 47-0597598

February 19, 2026

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

Invoice No. 3701879  
32723-1

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Re: General Counsel

For Professional Legal Services Rendered

01/12/26	J. Earlywine	0.20	65.00	Email regarding open items for project turnover
01/12/26	K. Ibarra	0.50	112.50	Correspondence with district manager regarding agenda items
01/12/26	A. Ligas	0.10	27.50	Prepare lighting design agreement; send same for signature
01/13/26	J. Earlywine	0.30	97.50	Analyze agenda and open items; email regarding same
01/13/26	A. Ligas	0.30	82.50	Prepare proposal for lighting design analysis; send engineer same; prepare revised amenity rules and rates
01/16/26	J. Earlywine	0.20	65.00	Email regarding lighting analysis and geotechnical report
01/17/26	J. Earlywine	0.20	65.00	Email regarding HOA declarations and stormwater pond management
01/19/26	J. Earlywine	0.70	227.50	Analyze HOA declarations and Florida law and property records; email regarding stormwater pond rules and operations; email regarding fence damage

**KUTAK ROCK LLP**

Deerbrook CDD

February 19, 2026

Client Matter No. 32723-1

Invoice No. 3701879

Page 2

01/20/26	J. Earlywine	0.40	130.00	Confer with Hayes regarding open items; email regarding HOA/CDD governance of ponds
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TOTAL HOURS	2.90
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TOTAL FOR SERVICES RENDERED	\$872.50
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TOTAL CURRENT AMOUNT DUE	<u>\$872.50</u>
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**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 19, 2026

**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. 3701880  
32723-6

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Re: RET Litigation Matter

For Professional Legal Services Rendered

01/02/26	J. Cox	0.30	202.50	Read and respond to email exchanges regarding proposed settlement and status of negotiations; review redline to proposed settlement and prepare comments for internal use regarding same
01/08/26	J. Cox	0.40	270.00	Telephone conference with HVS and CDD representatives regarding details of new agreement and settlement
01/08/26	J. Earlywine	0.40	130.00	Conference call regarding RET litigation settlement; follow-up
01/15/26	J. Cox	0.60	405.00	Multiple email exchanges regarding proposed alternative lights and potential issues; telephone conference with engineer regarding same; telephone conference with counsel for Kolter
01/16/26	J. Cox	0.30	202.50	Multiple email exchanges regarding lighting and analysis of stability of same for Hurricane conditions

**KUTAK ROCK LLP**

Deerbrook CDD

February 19, 2026

Client Matter No. 32723-6

Invoice No. 3701880

Page 2

01/19/26	J. Cox	0.20	135.00	Telephone conference with Clear World and engineers to assess viability of proposed light
01/20/26	J. Cox	0.20	135.00	Read and respond to multiple emails regarding engineering analysis of Clearworld lights
01/21/26	J. Earlywine	0.30	97.50	Conference call with engineer regarding lighting analysis; email regarding same
01/25/26	J. Earlywine	0.50	162.50	Review and revise lighting agreement and settlement agreement; email regarding same
01/26/26	J. Cox	0.50	337.50	Review email exchanges regarding engineering analysis; review and revision to draft proposed settlement documents
01/27/26	J. Cox	0.30	202.50	Telephone conference regarding proposed terms of settlement and insurance for lighting
01/27/26	B. Davenport	0.20	59.00	Review and analyze revisions from Earlywine and Cox to settlement agreement and correspondence relative to HVS dispute; call into meeting regarding HVS dispute and lighting and settlement agreements
01/28/26	J. Cox	0.50	337.50	Analyze insurance costs in proposed settlement; review and provide comments to settlement documents including proposed lease agreement
01/28/26	J. Earlywine	0.30	97.50	Emails regarding lighting proposals
01/30/26	J. Cox	0.70	472.50	Telephone conference with geotechnical engineer; extended telephone conference with HVS regarding terms of proposed settlement and terms of new lease agreement for replacement street lights; follow up call with counsel for HVS

TOTAL HOURS

5.70

**KUTAK ROCK LLP**

Deerbrook CDD

February 19, 2026

Client Matter No. 32723-6

Invoice No. 3701880

Page 3

TOTAL FOR SERVICES RENDERED \$3,246.50

TOTAL CURRENT AMOUNT DUE \$3,246.50

# MKA International, Inc.

Construction Consultants & Engineers  
100% Employee Owned Company

100 PRINGLE AVENUE, SUITE 490  
WALNUT CREEK, CA 94596  
[T] 925.934.3235  
[TOLL FREE] 800.822.6624  
WWW.MKAINC.COM

Fed ID No. 84-0917753

## INVOICE

Rizzetta & Company  
3434 Colwell Avenue, Unit 200  
Tampa, FL 33614  
Attention: Lynn Hayes

Invoice No.: 1253269  
Invoice Date: January 25, 2026  
MKA Project No.: 2025.2674  
MKA Project Manager: Blake Tuomy

Consulting Services Rendered: Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

Rader, Marc E.	6.2 Hrs. @	\$335.00 /Hr.	2,077.00
Tuomy, Blake A.	5.0 Hrs. @	\$335.00 /Hr.	1,675.00
<i>Subtotal:</i>			<u>3,752.00</u>
<b>Total</b>			<b>\$ 3,752.00</b>

Apportionment:

<u>Payer Name</u>	<u>Reference No</u>	<u>Claim No</u>	<u>Policy No</u>	<u>Percentage</u>
Rizzetta & Company				100 %

Case Name: Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.  
Client Represents: Deerbrook Community Development District, Plaintiff

**Remit Checks To:**  
MKA International, Inc.  
100 Pringle Avenue, Suite 490  
Walnut Creek, CA 94596

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.



Invoice No. 1253269

Project No. 2025.2674

January 25, 2026

**Billing Invoice Detail****Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.****Rader, Marc E.**

01/07/26	0.4 Hr.	Analyze file documentation and submit calculations for the solar panel-to-pole mount (25% split).
01/08/26	0.8 Hr.	Analyze the Oasis Engineering existing pole assessment calculations (25% split).
01/08/26	0.3 Hr.	Perform independent calculations to determine approximate site specific design and service level light-pole wind forces (25% split).
01/09/26	0.8 Hr.	Analyze site specific USDA soil types and properties and International Building Code (IBC) presumptive soil properties (25% split).
01/09/26	0.8 Hr.	Perform p-y pole embedment analysis/evaluation (25% split).
01/15/26	0.7 Hr.	Analyze solar panel documentation in preparation for teleconference (25% split).
01/15/26	0.3 Hr.	Participate in teleconference with J. Earlywine and J. Cox (Kutak Rock), and J. Harvey and W. Fife (Brookfield Kolter), to update Client in regards to solar light pole evaluation (25% split).
01/19/26	0.2 Hr.	Teleconference with MKA Project Manager to discuss ongoing design considerations with new Clear World Light Pole (25% split).
01/19/26	0.8 Hr.	Analyze new Clear World light pole documentation, perform wind loading calculations, and evaluate flexural capacity of pole and embedment considerations (25% split).
01/23/26	0.1 Hr.	Telephone call with Project Manager to discuss ongoing design considerations with new Clear World light pole (25% split).
01/23/26	1.0 Hr.	Analyze Clear World light pole documentation, perform wind loading calculations, and evaluate light-fixture to pole set-screw connections (25% split).

**Total Hours:                      6.2 Hrs.****Tuomy, Blake A.**

01/19/26	1.0 Hr.	Analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/20/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/21/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
01/22/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.

Invoice No. 1253269  
Project No. 2025.2674  
January 25, 2026

**Billing Invoice Detail**

**Deerbrook Community Development District v. Recovered Energy Technologies USA, Inc.**

01/23/26	1.0 Hr.	Continue to analyze light pole engineering and communicate to attorney Client regarding capacities and outstanding items.
<b>Total Hours:</b>	<b>5.0 Hrs.</b>	

<b>Project Total:</b>	<b>11.2 Hrs.</b>
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# 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.: 33047  
Terms: Due on receipt  
Invoice date: 02/01/2026  
Due date: 02/01/2026

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

# 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.: 33140  
Terms: Due on receipt  
Invoice date: 02/03/2026  
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.14.26  Repair made to zones 4, 5, and 12.			
2.		<b>Sales</b>	3/4"-90	1	\$1.50	\$1.50
3.		<b>Sales</b>	drip coupling	1	\$0.75	\$0.75
4.		<b>Sales</b>	nozzle	1	\$2.88	\$2.88
5.		<b>Sales</b>	labor-technician	0.5	\$65.00	\$32.50
					<b>Total</b>	<b>\$37.63</b>

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106682

**Bill To:**

Deerbrook CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
February	Upon Receipt	00624

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,713.92	\$1,713.92
Administrative Services	1.00	\$374.92	\$374.92
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections Services	1.00	\$321.33	\$321.33
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$1,874.58	\$1,874.58
Website Compliance & Management	1.00	\$110.00	\$110.00
		<b>Subtotal</b>	\$5,811.42
		<b>Total</b>	\$5,811.42

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

**Invoice**

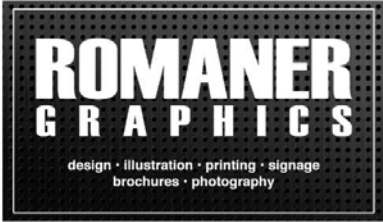
Date	Invoice #
2/13/2026	INV0000106981

**Bill To:**

Deerbrook CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
February	Upon Receipt	00072

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$666.67	\$666.67
<b>Subtotal</b>			\$666.67
<b>Total</b>			\$666.67



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 22980

TO: Deerbrook  
COMPANY NAME: \_\_\_\_\_  
DATE: 2/1/26

Deerbrook - Land O' Lakes:	
Straighten Stop sign.	
Replace U channel 12" cap and cross	
Flint Creek Dr. / Magnolia Springs Way	\$175.00
Lap splice kit (in ground)	\$55.00

TOTAL: \$230.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROMANER  
GRAPHICS  
Thank You,



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 **02/04/2026**  
Amount Due **66.97**  
Current Charges Due **02/27/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/02	57478	02/02	57732				254

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	31	8
Jan 2026	32	12
Feb 2025	29	11

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](http://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		81.53
Payment		81.53CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 254 KWH @ 0.06090		15.47
Fuel Adjustment 254 KWH @ 0.04200		10.67
FL Gross Receipts Tax		1.67
Total Current Charges		66.97
Total Due	E.F.T.	66.97

**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/20/2026.



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: 02/04/2026

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	02/20/2026
<b>TOTAL CHARGES DUE</b>	<b>66.97</b>
<b>DO NOT PAY</b>	

000229030400000669700000669707