

**La Collina
Community Development District**

August 4, 2025

AGENDA PACKAGE

Teams Information

Meeting ID: 297 089 080 700 Passcode: DN2Bd7RN

[Join the meeting now](#)

**La Collina Community Development District
Board of Supervisors**

Agenda Page 2

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|---|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Christopher Karapasha, Chairperson<input type="checkbox"/> Mark DePlasco, Vice Chairperson<input type="checkbox"/> Scott Tatum, Secretary<input type="checkbox"/> Daniel Goon, Assistant Secretary<input type="checkbox"/> Douglas Ford, Assistant Secretary | <ul style="list-style-type: none"><input type="checkbox"/> Christina Newsome, District Manager<input type="checkbox"/> Scott Steady, District Counsel<input type="checkbox"/> Charles Reed, District Engineer |
|---|---|

**Budget Public Hearing and
Regular Meeting Agenda**
Monday, August 4, 2025 – 6:00 p.m.

Teams Meeting Information

Meeting ID: 297 089 080 700 Passcode: DN2Bd7RN
[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comment on Agenda Items**
- 3. Public Hearing on Adopting Fiscal Year 2025 Final Budget**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget
- 4. Public Hearing on Levying O&M Assessments**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Consideration of Resolution 2025-04; Levying O&M Assessments
 - C. Close Public Hearing on Levying O&M Assessments
- 5. Staff Reports**
 - A. District Manager
 - i. Resolution 2025-05; Adopting Goals and Objectives
 - B. District Engineer
 - i. Update on Geotechnical Survey and Reimbursement
 - ii. Shade Structure Update
 - C. District Counsel
- 6. Business Items**
 - A. Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Meeting Schedule
 - B. Florida Insurance Alliance Insurance Renewal for FY 2026
 - C. Discussion of Safe Streets System Upgrade and Maintenance
 - D. General Matters of the District
- 7. Consent Agenda**
 - A. Approval of Minutes of July 7, 2025 Regular Meeting
 - B. Consideration of Operations & Maintenance Expenditures from June 2025
 - C. Review of Financial Report as of June 2025
- 8. Board of Supervisors' Requests and Comments**
- 9. Adjournment**

The CDD Budget Public Hearing is scheduled to be held Monday, September 1, 2025 at 6:00 p.m.

District Office:

Inframark, Community Management Services
11555 Heron Bay, Suite 201
Coral Springs, Florida 33076
(954) 603-0033

Meeting Location:

Bloomington Regional Library
1906 Bloomington Ave
Valrico, Florida 33596

Third Order of Business

Public Hearing

3B.

RESOLUTION 2025-03

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

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

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

WHEREAS, the Board set August 4, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the La Collina Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS*	\$ _____

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

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

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2025.

ATTEST:

**LA COLLINA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025/2026

Exhibit “A”

Adopted Budget for Fiscal Year 2025/2026

La Collina
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget
06-02-2025

Prepared by:



La Collina
Community Development District

Budget Overview
Fiscal Year 2026

La Collina
Community Development District

Operating Budget
Fiscal Year 2026

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OPERATING BUDGET

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DEBT SERVICE BUDGETS

Series 2015

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Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	% +/- Budget	ANNUAL BUDGET FY 2026
REVENUES				
Interest - Investments	\$ -	\$ 5,378	0%	\$ -
Operations & Maintenance Assmts - On Roll	280,800	273,666	0%	282,100
Rental Income	-	25	0%	-
Interest - Tax Collector	-	624	0%	-
TOTAL REVENUES	\$ 280,800	\$ 279,693		\$ 282,100
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$ 12,000	5,000	0%	12,000
Trustee Fees	5,100	4,323	0%	4,500
Disclosure Report	3,500	1,458	0%	3,500
District Counsel	3,000	4,100	37%	4,000
District Engineer	200	2,500	1150%	2,000
District Manager	31,380	13,075	-58%	32,949
Accounting Services	7,500	3,750	-50%	7,725
Auditing Services	4,300	-	0%	4,300
Postage, Phone, Faxes, Copies	1,100	8	-99%	500
Insurance - General Liability	3,208	3,208	0%	3,510
Insurance - Public Official Insurance	2,523	2,523	0%	2,762
Legal Advertising	2,000	-	0%	2,000
Bank Fees	100	-	0%	100
Dues, Licenses, Subscriptions	175	102	0%	175
Reserve Capital	30,000	-	0%	28,000
Website Services	1,538	3,038	98%	3,038
Total Financial and Administrative	\$ 107,624	\$ 43,085		\$ 111,059
Insurance				
Insurance - Property & Casualty	10,945	9,892	-10%	10,852
Insurance - Crime	-	-	0%	500
Total Insurance	\$ 10,945	\$ 9,892		\$ 11,352
Utility Services				
Electric Utility Services	\$ 36,865	\$ 10,182	-72%	\$ 38,708
Water / Waste Water	5,400	2,053	-62%	5,670
Total Utility Services	\$ 42,265	\$ 12,235		\$ 44,378
Amenity				
Contract - Janitorial	9,000	5,127	0%	7,200
Contract - Garbage Collection	2,136	1,456	0%	2,500
Contract - Pest Control	840	671	0%	840
R&M - General	6,318	2,543	0%	6,449
R&M - Cabana	2,000	-	0%	2,000
R&M - Dog Park	2,000	-	0%	2,000
R&M - Entrance Monuments, Gates, Walls	2,000	1,200	0%	2,000
Contract - Pool	13,200	8,003	0%	13,200
R&M - Pool	4,000	2,309	0%	4,000
Well Maintenance	-	-	0%	2,000
Misc - Expenses	7,972	5,343	0%	8,122
Holiday Decorations	5,000	2,470	0%	5,000
Total Amenity	\$ 54,466	\$ 29,122		\$ 55,311

Landscape and Pond Maintenance

Contract - Landscape Maintenance	\$ 42,000	\$ 24,900	0%	\$ 42,000
Contract - Mulch	12,000	\$ 6,080	-49%	\$ 7,000
Contract - Palms	1,000	\$ -	0%	\$ 1,000
R&M - Landscape Plant Replacement	5,000	\$ 2,325	0%	\$ 5,000
R&M - Irrigation	5,000	\$ 158	-97%	\$ 3,000
Stormwater Maintenance	500	\$ -	0%	\$ 2,000
Total Landscape and Pond Maintenance	\$ 65,500	\$ 33,463		\$ 60,000

TOTAL EXPENDITURES	\$ 280,800	\$ 127,797		\$ 282,100
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FUND BALANCE, BEGINNING	\$ 284,354	\$ 284,354		\$ 350,465
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FUND BALANCE, ENDING	\$ 284,354	\$ 436,250		\$ 350,465
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Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	284,354
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		66,111

Estimated Funds Available - 9/30/2025		350,465
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	350,465
Less: First Quarter Operating Reserve		(70,525) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026		279,940
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

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

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

La Collina

Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2015 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 10/1/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026	NOTES
REVENUES						
Interest - Investments	\$ -	\$ 12,681	\$ -	\$ 12,681	\$ -	estimated based on actuals yr to date
Special Assmnts- Tax Collector	251,883	245,256	6,627	251,883	251,883	
TOTAL REVENUES	\$ 251,883	\$ 257,937	\$ 6,627	\$ 264,564	\$ 251,883	
EXPENDITURES						
Debt Service						
Principal Prepayments	\$ -	\$ -	\$ -	\$ -		
Principal Debt Retirement	75,000	70,000	5,000	75,000	80,000	
Interest Expense	167,031	85,266	81,765	167,031	163,281	
TOTAL EXPENDITURES	\$ 242,031	\$ 155,266	\$ 86,765	\$ 242,031	\$ 243,281	

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015**

<u>Date</u>	<u>Outstanding Balance</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Total</u>
11/1/2022	\$ 3,140,000	\$ -	5.00%	\$ -	\$ -
5/1/2023	\$ 3,140,000			\$ 86,890.63	\$ 86,890.63
11/1/2023	\$ 3,140,000	\$ 65,000	5.00%	\$ 86,890.63	\$ 151,890.63
5/1/2024	\$ 3,075,000			\$ 85,265.63	\$ 85,265.63
11/1/2024	\$ 3,075,000	\$ 70,000	5.00%	\$ 85,265.63	\$ 155,265.63
5/1/2025	\$ 3,005,000			\$ 83,515.63	\$ 83,515.63
11/1/2025	\$ 3,005,000	\$ 75,000	5.00%	\$ 83,515.63	\$ 158,515.63
5/1/2026	\$ 2,930,000			\$ 81,640.63	\$ 81,640.63
11/1/2026	\$ 2,930,000	\$ 80,000	5.00%	\$ 81,640.63	\$ 161,640.63
5/1/2027	\$ 2,850,000			\$ 79,640.63	\$ 79,640.63
11/1/2027	\$ 2,850,000	\$ 80,000	5.00%	\$ 79,640.63	\$ 159,640.63
5/1/2028	\$ 2,770,000			\$ 77,640.63	\$ 77,640.63
11/1/2028	\$ 2,770,000	\$ 85,000	5.00%	\$ 77,640.63	\$ 162,640.63
5/1/2029	\$ 2,685,000			\$ 75,515.63	\$ 75,515.63
11/1/2029	\$ 2,685,000	\$ 90,000	5.63%	\$ 75,515.63	\$ 165,515.63
5/1/2030	\$ 2,595,000			\$ 72,984.38	\$ 72,984.38
11/1/2030	\$ 2,595,000	\$ 95,000	5.63%	\$ 72,984.38	\$ 167,984.38
5/1/2031	\$ 2,500,000			\$ 70,312.50	\$ 70,312.50
11/1/2031	\$ 2,500,000	\$ 100,000	5.63%	\$ 70,312.50	\$ 170,312.50
5/1/2032	\$ 2,400,000			\$ 67,500.00	\$ 67,500.00
11/1/2032	\$ 2,400,000	\$ 105,000	5.63%	\$ 67,500.00	\$ 172,500.00
5/1/2033	\$ 2,295,000			\$ 64,546.88	\$ 64,546.88
11/1/2033	\$ 2,295,000	\$ 110,000	5.63%	\$ 64,546.88	\$ 174,546.88
5/1/2034	\$ 2,185,000			\$ 61,453.13	\$ 61,453.13
11/1/2034	\$ 2,185,000	\$ 120,000	5.63%	\$ 61,453.13	\$ 181,453.13
5/1/2035	\$ 2,065,000			\$ 58,078.13	\$ 58,078.13
11/1/2035	\$ 2,065,000	\$ 125,000	5.63%	\$ 58,078.13	\$ 183,078.13
5/1/2036	\$ 1,940,000			\$ 54,562.50	\$ 54,562.50
11/1/2036	\$ 1,940,000	\$ 130,000	5.63%	\$ 54,562.50	\$ 184,562.50
5/1/2037	\$ 1,810,000			\$ 50,906.25	\$ 50,906.25
11/1/2037	\$ 1,810,000	\$ 140,000	5.63%	\$ 50,906.25	\$ 190,906.25
5/1/2038	\$ 1,670,000			\$ 46,968.75	\$ 46,968.75
11/1/2038	\$ 1,670,000	\$ 145,000	5.63%	\$ 46,968.75	\$ 191,968.75
5/1/2039	\$ 1,525,000			\$ 42,890.63	\$ 42,890.63
11/1/2039	\$ 1,525,000	\$ 155,000	5.63%	\$ 42,890.63	\$ 197,890.63
5/1/2040	\$ 1,370,000			\$ 38,531.25	\$ 38,531.25
11/1/2040	\$ 1,370,000	\$ 165,000	5.63%	\$ 38,531.25	\$ 203,531.25
5/1/2041	\$ 1,205,000			\$ 33,890.63	\$ 33,890.63
11/1/2041	\$ 1,205,000	\$ 175,000	5.63%	\$ 33,890.63	\$ 208,890.63
5/1/2042	\$ 1,030,000			\$ 28,968.75	\$ 28,968.75
11/1/2042	\$ 1,030,000	\$ 185,000	5.63%	\$ 28,968.75	\$ 213,968.75
5/1/2043	\$ 845,000			\$ 23,765.63	\$ 23,765.63
11/1/2043	\$ 845,000	\$ 195,000	5.63%	\$ 23,765.63	\$ 218,765.63
5/1/2044	\$ 650,000			\$ 18,281.25	\$ 18,281.25
11/1/2044	\$ 650,000	\$ 205,000	5.63%	\$ 18,281.25	\$ 223,281.25
5/1/2045	\$ 445,000			\$ 12,515.63	\$ 12,515.63
11/1/2045	\$ 445,000	\$ 215,000	5.63%	\$ 12,515.63	\$ 227,515.63
5/1/2046	\$ 230,000			\$ 6,468.75	\$ 6,468.75
11/1/2046	\$ 230,000	\$ 230,000	5.63%	\$ 6,468.75	\$ 236,468.75
		\$ 3,140,000		\$ 2,645,468.75	\$ 5,785,468.75

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

La Collina

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2025 vs. FiscalYear 2026

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

Product	O&M Assessment			Debt Service Series 2015			Total Assessments per Unit			
	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change
SF40'	\$ 758.80	\$ 755.31	\$ 3.49	\$ 682.27	\$ 682.27	\$ -	\$ 1,441.07	\$ 1,437.58	\$ 3.49	0%
SF 50'	\$ 948.50	\$ 944.13	\$ 4.37	\$ 852.83	\$ 852.83	\$ -	\$ 1,801.33	\$ 1,796.96	\$ 4.37	0%
SF 60'	\$ 1,138.20	\$ 1,132.96	\$ 5.24	\$ 1,023.40	\$ 1,023.40	\$ -	\$ 2,161.60	\$ 2,156.36	\$ 5.24	0%
SF 70'	\$ 1,327.90	\$ 1,321.78	\$ 6.12	\$ 1,193.97	\$ 1,193.97	\$ -	\$ 2,521.87	\$ 2,515.75	\$ 6.12	0%

*** New Area is assessed solely on Admin fees

Fourth Order of Business

4B

RESOLUTION 2025-04

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

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Easton Park Community Development District (“**Assessment Roll**”) on file with District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2025.

ATTEST:

**LA COLLINA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025/2026

Regular Meeting

Fifth Order of Business

5Ai.



Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**La Collina Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

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

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

XXXX Community Development District

District Manager: _____

Date: _____

Printed Name: _____

XXXX Community Development District

Sixth Order of Business

6A

**Resolution 2025;06 Adopting Fiscal Year 2026 Meeting Schedule
La Collina Community Development District
Fiscal Year Beginning on October 1, 2025 and Ending September 30, 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year beginning October 1, 2025 and ending September 30, 2026, regular meetings of the Board of Supervisors of the La Collina Community Development District are scheduled to be held on the first Monday of every month at 6:00 p.m. at the Bloomingdale Regional Library located at 1906 Bloomingdale Ave, Valrico, FL 33596, unless otherwise indicated, as follows:

October 6, 2024,	6:00 p.m.
November 3, 2024,	6:00 p.m.
December 1, 2024,	6:00 p.m.
January 5, 2025,	6:00 p.m.
February 2, 2025,	6:00 p.m.
March 2, 2025,	6:00 p.m.
April 6, 2025,	6:00 p.m.
May 4, 2025,	6:00 p.m.
June 1, 2025,	6:00 p.m.
July 6, 2025,	6:00 p.m.
August 3, 2025,	6:00 p.m.
September 7, 2025,	6:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued in progress to a time, date, and location stated on the record without additional publication of notice. Copies of the agendas for the meetings listed above may be obtained from Inframark, Infrastructure Management Services, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076 or (954) 603-0033, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark, Infrastructure Management Services at (813) 991-4014 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christina Newsome
District Management

6B



**FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION**



Covered Party: La Collina Community Development District
Mailing Address: c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101, Wesley Chapel, FL 33544

FEIN: 47-2592009
Physical County: Hillsborough

Contact: Christina Newsome
Title: District Manager

Phone #: 813.608.8288
Email: Christina.Newsome@inframark.com

Coverage Term: 10/1/2025 - 10/1/2026

Year Entity was established: 2014

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____
TITLE: _____
DATE: _____

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	La Collina Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

Community Development District Supplemental Questions

1	What is the number of Acres within District boundaries?	86
2	What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District?	292
3	What is the anticipated total number of Housing Units upon completion?	292
4	Does the District generally require contracts with a hold harmless agreement and certificates of insurance, including additional insured status, from vendors and contractors that do work for or on behalf of the District?	Yes

Public Officials Liability Exposure Questions

1	Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity?	NO
2	Are there any plans to initiate civil action against others on behalf of the entity?	NO
3	Does the District have a disability accessibility statement posted on the homepage of your website?	YES
4	Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA or newer?	YES
5	Does the District Utilize Volunteer Workers to Perform any work, operations, activities, or services on its behalf?	

Employment Practices Liability Questions - Required if District has Employees Beyond Board Members

1	Number of Employees (Full Time and Part Time, Other than Board Members)	
2	Does the district have an employee handbook and require employees to acknowledge receipt of the handbook?	NO
3	Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities)	NO

Cyber Liability Questions

1	Are firewalls and automatically updating antivirus software in force across your network?	Yes
2	Is all sensitive and confidential information stored on your databases, servers and data files encrypted?	Yes
3	Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records?	No

Supplemental Cyber Liability Questions - Required if District has Employees

1	Are all users required to complete security training on an annual basis?	
2	Does the district use authentication measures for incoming emails?	
3	Is multi-factor authentication required for access to user accounts?	
4	Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from your network?	

Auto Liability Exposure Questions - Required if District Owns Autos

1	Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles?	NO
2	If Yes, how often are MVRs pulled and updated?	
	At Hire	
	Annually	
	Post Accident	

Seventh Order of Business

7A

MINUTES OF MEETING LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of La Collina Community Development District was held on July 7, 2025, and called to order at 6:00 p.m. at Bloomingdale Regional Library located at 1906 Bloomingdale Ave., Valrico, FL 33596.

Present and constituting a quorum were:

Chris Karapasha	Chairperson
Mark DePlasco	Vice Chairperson
Scott Tatum	Assistant Secretary
Dan Goon	Assistant Secretary
Douglas Ford	Assistant Secretary

Also present were:

Christina Newsome	District Manager
Charles Reed	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of FY 2024 Financial Audit

- The Board reviewed the FY 2024 Financial Audit.

B. Consideration of Landscape Maintenance Proposals

i. Crowder's Landscaping

ii. Redtree Landscape

iii. Pine Lake Services

- The Board reviewed landscape proposals that were received from Crowders, Red tree, and Pine Lake Services. After review and discussion, the Board decided to remain with their current landscaping vendor, Earthscapes.
- The Board also voiced concerns regarding trees not being staked correctly, causing the tree to be unstable. The Board requested that further effort be applied to staking the trees

C. General Matters of the District

- There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of May 5, 2025 Meeting and June 2, 2025 Regular Meeting****B. Consideration of Operations & Maintenance Expenditures as of April – May 2025**

On MOTION by Mr. Ford, seconded by Mr. DePlasco, with all in favor, the Consent Agenda items (A-B) was approved. 5-0
--

C. Review of Financial Report as of May 2025

- During the discussion the Board mentioned the irrigation in the villas and how that is tied into the well system. This topic will be brought to the HOA board for discussion on maintenance and assessment. The Board discussed adding a line item in the upcoming budget for well maintenance and decided to increase the allotted amount for storm water maintenance to \$2k as well.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Manager**

- Ms. Newsome informed the Board that the replacement tree chosen was red maple. She will also reach out to Earthscapes on the tree staking.

B. District Engineer

- Update on Geotechnical Survey and Reimbursement
 - Mr. Reed gave the Board an update on the shade structure and the process. Tierra will be on site to do the Geotech work before the end of the month, and he will present the findings to the Board at the next meeting if available.
- The Goat Plumbing Company LLC Drain Proposal
 - Mr. Reed reviewed the GOAT plumbing proposal with the Board. The proposal has several options to remedy the drains on Sonesta. Mr. Reed and Mr. Tatum will be coordinating on the repair. The Board asked were cattail removal part of the proposal.

C. District Counsel

- There being no report, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments.

The Board of Supervisors made the following requests or comments:

- Mr. Ford inquired about the cost of the accounting fees for the upcoming fiscal year.
- Mr. Karapasha inquired about the status of Mr. Mesa response regarding the multiple letters sent by the District requesting reimbursement for the speed limit sign that was destroyed.
- Mr. Goon inquired about the shade structure for the dog park.

On MOTION by Mr. Ford, seconded by Mr. DePlasco with all in favor, Mr. Mesa's amenity access for a period of twelve (12) months due to failure to respond to the Districts' reimbursement requests, was approved. 5-0

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. DePlasco, seconded by Mr. Karapasha with all in favor, the meeting was adjourned at 7:20 p.m. 5-0

Christina Newsome
District Manager

Christopher Karapasha
Chairperson

7B.

LA COLLINA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
EARTHSCAPES COMPLETE LANDSCAPING, INC	6/1/2025	47201	\$3,500.00	\$3,500.00	Landscape JUNE 2025
FRONTIER ACH	5/14/2025	051425-1321-ACH	\$93.47	\$93.47	SVC - 05/14/25-06/13/25
INFRAMARK LLC	6/7/2025	150732	\$291.67		MGMT FEES JUN 25
INFRAMARK LLC	6/7/2025	150732	\$2,615.00		MGMT FEES JUN 25
INFRAMARK LLC	6/7/2025	150732	\$625.00	\$3,531.67	MGMT FEES JUN 25
REPUBLIC SERVICES ACH	4/17/2025	0696-001264476-ACH	\$247.82	\$247.82	SVC 05/01/25-05/31/25
REPUBLIC SERVICES ACH	5/17/2025	0696-001271452-ACH	\$305.27	\$305.27	SVC 06/01/05-06/30/25
Monthly Contract Subtotal			\$7,678.23	\$7,678.23	
Utilities					
TECO ACH	5/28/2025	052825-4930-ACH	\$414.14	\$414.14	SVC 04/23/25-05/21/25
TECO ACH	5/28/2025	052825-1039-ACH	\$304.28	\$304.28	SVC 04/23/25-05/21/25
Utilities Subtotal			\$718.42	\$718.42	
Regular Services					
CHRISTOPHER KARAPASHA	6/2/2025	CK-060225	\$200.00	\$200.00	BOARD 6/2/25
DANIEL J. GOON	6/2/2025	DG-060225	\$200.00	\$200.00	BOARD 6/2/25
DOUGLAS FORD	6/2/2025	DF-060225	\$200.00	\$200.00	BOARD 6/2/25
MARK A. DEPLASCO	6/2/2025	MD-060225	\$200.00	\$200.00	BOARD 6/2/25
SCOTT TATUM	6/2/2025	ST-060225	\$200.00	\$200.00	BOARD 6/2/25
Regular Services Subtotal			\$1,000.00	\$1,000.00	
Additional Services					
A-QUALITY POOL SERVICE	5/13/2025	976635	\$1,539.21	\$1,539.21	Pool Repair
Additional Services Subtotal			\$1,539.21	\$1,539.21	
TOTAL			\$10,935.86	\$10,935.86	

EarthScapes Complete Landscaping, Inc.

12560 US Highway 301 North
 Thonotosassa, FL 33592
 813-659-2088

LA COLLINA CDD

Inframark
 210 N. University Dr, Suite 702
 Coral Springs, FL 33071

Invoice

Invoice #	Account No.	
J- 47201	1298	
Date	Due Date	
06/01/25	06/16/25	
Invoice Total:	Paid Amt	0.00
\$3,500.00	Total Due:	3500.00

REMIT TO: EARTHSCAPES COMPLETE...

Services Rendered At: LA COLLINA CDD
 210 N. University Dr, Suite 702
 Coral Springs FL 33071

Date	Description	Amount
06/01/25	Installment for the month of Jun	3,500.00

Sub Total:	3,500.00
Tax:	0.00
Invoice Total:	\$3,500.00



LA COLLINA CDD

Account Number:

813-657-1321-021323-5

PIN:

Agenda Page 57
Billing Date:

May 14, 2025

Billing Period:

May 14 - Jun 13, 2025



Hi LA COLLINA CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$93.47
Payment received by May 14, thank you	-\$93.47

Service summary

	Previous month	Current month
Internet	\$89.98	\$89.98
Other	\$3.49	\$3.49
Total services	\$93.47	\$93.47
Total balance		\$93.47

Total balance

\$93.47

Auto Pay is scheduled

Jun 09



Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit frontier.com/paperless.

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 14 05142025 NNNNNNNN 01 000398 0002

LA COLLINA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008


You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



7260068136571321021323000000000000000093475




Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet		
Monthly Charges		
05.14-06.13	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$19.99
	Auto Pay Discount	\$5.00
Internet Total		\$89.98

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit frontier.com/paperless.



 Other Charges		
Monthly Charges		
05.14-06.13	Printed Bill Fee	\$3.49
Other Charges Total		\$3.49

Total current month charges **\$93.47**

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

La Collina CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

150732

CUSTOMER ID

C2283

PO#

DATE

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	291.67		291.67
District Management	1	Ea	2,615.00		2,615.00
Accounting Services	1	Ea	625.00		625.00
Subtotal					3,531.67

Subtotal	\$3,531.67
Tax	\$0.00
Total Due	\$3,531.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

An upcoming invoice will reflect a rate adjustment.
Please contact us with any questions.

Account Number 3-0696-0033752
Invoice Number 0696-001264476
Invoice Date April 17, 2025
Past Due on 04/17/25 \$248.66
Payments/Adjustments \$0.00
Current Invoice Charges \$247.82

Total Amount Due	Payment Due Date
\$496.48	Past Due

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Lacollina Cdd 950 Terra Vista St PO N/A Brandon, FL Contract: 9696002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:RESOURCE - CLASS 1 Pickup Service 05/01-05/31			\$210.25	\$210.25
Total Fuel Recovery Fee				\$37.57
CURRENT INVOICE CHARGES, Due by May 07, 2025				\$247.82

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



Past Due	30 Days \$248.66	60 Days \$0.00	90+ Days \$0.00
----------	---------------------	-------------------	--------------------



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

LACOLLINA CDD
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-2359

Total Amount Due \$496.48
Payment Due Date Past Due
Account Number 3-0696-0033752
Invoice Number 0696-001264476

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

IMPORTANT INFORMATION

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0033752
Invoice Number 0696-001271452
Invoice Date May 17, 2025
Previous Balance \$496.48
Payments/Adjustments -\$496.48
Current Invoice Charges \$305.27

Total Amount Due \$305.27	Payment Due Date June 06, 2025
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/29	5555555	-\$248.66
Payment - Thank You 05/07	5555555	-\$247.82

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Lacollina Cdd 950 Terra Vista St PO N/A Brandon, FL Contract: 9696002 (C1) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:RESOURCE - CLASS 1 Pickup Service 06/01-06/30			\$258.99	\$258.99
Total Fuel Recovery Fee				\$46.28
CURRENT INVOICE CHARGES				\$305.27

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

LACOLLINA CDD
RICK REIDT
2005 PAN AM CIR
STE 300
TAMPA FL 33607-2359

Total Amount Due	\$305.27
Payment Due Date	June 06, 2025
Account Number	3-0696-0033752
Invoice Number	0696-001271452

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

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Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

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Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



LA COLLINA COMM DEVELOPMENT DISTRICT
708 TERRA VISTA ST
BRANDON, FL 33511-6609

Statement Date: May 28, 2025

Agenda Page 64

Amount Due: \$414.14

Due Date: June 18, 2025

Account #: 221009004930

DO NOT PAY. Your account will be drafted on June 18, 2025

Account Summary

Current Service Period: April 23, 2025 - May 21, 2025

Previous Amount Due \$414.14

Payment(s) Received Since Last Statement -\$414.14

Current Month's Charges \$414.14

Amount Due by June 18, 2025 \$414.14

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009004930

Due Date: June 18, 2025

Amount Due: \$414.14

Payment Amount: \$ _____

663729919614

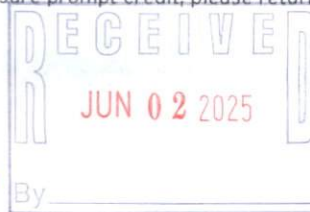
Your account will be
drafted on June 18, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



00001984 FTECO105282523250710 00000 03 00000000 15601 002

LA COLLINA COMM DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
708 TERRA VISTA ST
BRANDON, FL 33511-6609

Agenda Page 65

Account #: 221009004930
Statement Date: May 28, 2025
Charges Due: June 18, 2025

Service Period: Apr 23, 2025 - May 21, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	98 kWh @ \$0.03412/kWh	\$3.34
Fixture & Maintenance Charge	7 Fixtures	\$170.66
Lighting Pole / Wire	7 Poles	\$235.13
Lighting Fuel Charge	98 kWh @ \$0.03059/kWh	\$3.00
Storm Protection Charge	98 kWh @ \$0.00559/kWh	\$0.55
Clean Energy Transition Mechanism	98 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	98 kWh @ \$0.01230/kWh	\$1.21
Florida Gross Receipt Tax		\$0.21
Lighting Charges		\$414.14

Total Current Month's Charges

\$414.14

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Amount Due: **\$304.28**

Due Date: June 18, 2025

Account #: 211007251039

DO NOT PAY. Your account will be drafted on June 18, 2025

Account Summary

Current Service Period: April 23, 2025 - May 21, 2025

Previous Amount Due	\$305.45
Payment(s) Received Since Last Statement	-\$305.45

Current Month's Charges	\$304.28
-------------------------	-----------------

Amount Due by June 18, 2025	\$304.28
------------------------------------	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **21566.67% higher** than the same period last year.

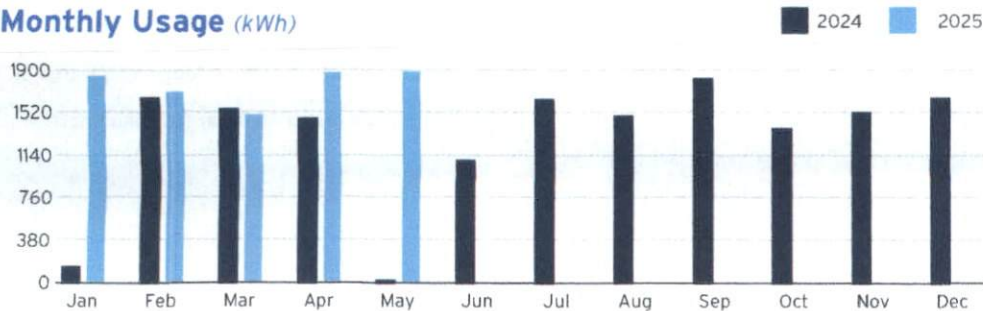


Your average daily kWh used was **12.07% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211007251039

Due Date: June 18, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$304.28**

Payment Amount: \$ _____

604470934191

Your account will be
drafted on June 18, 2025

LA COLLINA COMM DEVELOPMENT DISTRICT
LA COLLINA COMMUNITY DEV
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
940 TERRA VISTA ST
BRANDON, FL 33511-6646

Account #: 211007251039
Statement Date: May 28, 2025
Charges Due: June 18, 2025

Meter Read

Service Period: Apr 23, 2025 - May 21, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000379076	05/21/2025	27,081	25,205	1,876 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,876 kWh @ \$0.08641/kWh	\$162.11
Fuel Charge	1,876 kWh @ \$0.03083/kWh	\$57.84
Storm Protection Charge	1,876 kWh @ \$0.00577/kWh	\$10.82
Clean Energy Transition Mechanism	1,876 kWh @ \$0.00418/kWh	\$7.84
Storm Surcharge	1,876 kWh @ \$0.02121/kWh	\$39.79
Florida Gross Receipt Tax		\$7.61
Electric Service Cost		\$304.28

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$304.28

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Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Invoice

A-Quality Pool Service

3940 Trump Place
 Zephyrhills, FL 33542
 info@a-qualitypools.net
 813-453-5988

Invoice Date	Invoice #
5/13/2025	976635
Balance	\$1,539.21

Bill To
La Collina CDD - tax exempt c/o Inframark 950 Terra Vista Brandon, FL 33511

Ship To
La Collina 950 Terra Vista Brandon, FL 33511

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		5/21/2025			
Quantity	Description				Price Each	Amount
	Replace 36 19" Round DE Grids Replace 1 Floor Return Grate Installed: - 36 19" 2.5" Hub Spin Disc DE Filter Grid - Floor Return Grate Top Diffuser Plate Hayward - Field Shop Materials & Supplies - Quote #4240 - All Applicable Taxes and/or Labor Included - Completed 05/13/2025				1,539.21	1,539.21
					Total \$1,539.21	
					Payments/Credits	\$0.00
					Balance Due	\$1,539.21

Thank you for choosing A-Quality Pool Service!

Thank you for choosing A-Quality Pool Service!

7C

La Collina Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	\$ 194,856	\$ -	\$ -	\$ -	\$ 194,856
Cash in Transit	-	1,029	-	-	1,029
Due From Other Funds	-	7,172	-	-	7,172
Investments:					
Money Market Account	199,359	-	-	-	199,359
Prepayment Account	-	832	-	-	832
Reserve Fund	-	243,281	-	-	243,281
Revenue Fund	-	377,602	-	-	377,602
Deposits	3,607	-	-	-	3,607
Fixed Assets					
Improvements - Amenity Center	-	-	1,124,855	-	1,124,855
Improvements Other Than Buildings	-	-	2,765,113	-	2,765,113
Amount Avail In Debt Services	-	-	-	539,244	539,244
Amount To Be Provided	-	-	-	2,470,756	2,470,756
TOTAL ASSETS	\$ 397,822	\$ 629,916	\$ 3,889,968	\$ 3,010,000	\$ 7,927,706
<u>LIABILITIES</u>					
Accounts Payable	\$ 19,169	\$ 1,029	\$ -	\$ -	\$ 20,198
Bonds Payable	-	-	-	3,010,000	3,010,000
Due To Other Funds	7,172	-	-	-	7,172
TOTAL LIABILITIES	26,341	1,029	-	3,010,000	3,037,370
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	628,887	-	-	628,887
Unassigned:	371,481	-	3,889,968	-	4,261,449
TOTAL FUND BALANCES	371,481	628,887	3,889,968	-	4,890,336
TOTAL LIABILITIES & FUND BALANCES	\$ 397,822	\$ 629,916	\$ 3,889,968	\$ 3,010,000	\$ 7,927,706

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,962	\$ 1,962	0.00%
Interest - Tax Collector	-	766	766	0.00%
Rental Income	-	175	175	0.00%
Special Assmnts- Tax Collector	280,800	279,084	(1,716)	99.39%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	280,800	282,012	1,212	100.43%

EXPENDITURES**Administration**

Supervisor Fees	12,000	7,653	4,347	63.78%
ProfServ-Trustee Fees	5,100	4,323	777	84.76%
Disclosure Report	3,500	3,058	442	87.37%
District Counsel	3,000	4,520	(1,520)	150.67%
District Engineer	200	6,800	(6,600)	3400.00%
District Manager	31,380	26,150	5,230	83.33%
Accounting Services	7,500	6,250	1,250	83.33%
Auditing Services	4,300	4,300	-	100.00%
Website Compliance	1,538	3,038	(1,500)	197.53%
Postage, Phone, Faxes, Copies	1,100	15	1,085	1.36%
Insurance - General Liability	3,208	3,208	-	100.00%
Public Officials Insurance	2,523	2,523	-	100.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	377	(202)	215.43%
Total Administration	77,624	72,215	5,409	93.03%

Electric Utility Services

Utility - Electric	36,865	15,807	21,058	42.88%
Total Electric Utility Services	36,865	15,807	21,058	42.88%

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,136	2,258	(122)	105.71%
Total Garbage/Solid Waste Services	2,136	2,258	(122)	105.71%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,400	3,342	2,058	61.89%
Total Water-Sewer Comb Services	5,400	3,342	2,058	61.89%
<u>Other Physical Environment</u>				
Contracts - Landscape	42,000	38,900	3,100	92.62%
Insurance -Property & Casualty	10,945	9,892	1,053	90.38%
R&M-Monument, Entrance & Wall	2,000	1,889	111	94.45%
Waterway Improvements & Repairs	500	-	500	0.00%
Plant Replacement Program	5,000	3,180	1,820	63.60%
Mulch & Tree Trimming	12,000	6,080	5,920	50.67%
Irrigation Maintenance	5,000	8,933	(3,933)	178.66%
Holiday Decoration	5,000	2,470	2,530	49.40%
Total Other Physical Environment	82,445	71,344	11,101	86.54%
<u>Parks and Recreation</u>				
Amenity Center Cleaning & Supplies	9,000	7,414	1,586	82.38%
Contracts-Pools	13,200	11,554	1,646	87.53%
Contracts-Palm Health	1,000	-	1,000	0.00%
Amenity Center Pest Control	840	981	(141)	116.79%
R&M-General	6,318	7,340	(1,022)	116.18%
R&M-Pools	4,000	4,652	(652)	116.30%
R&M-Dog Park	2,000	-	2,000	0.00%
Cabana Maint. & Repair	2,000	850	1,150	42.50%
Miscellaneous Expenses	7,972	6,765	1,207	84.86%
Total Parks and Recreation	46,330	39,556	6,774	85.38%
<u>Reserves</u>				
Capital Reserve	30,000	-	30,000	0.00%
Total Reserves	30,000	-	30,000	0.00%
TOTAL EXPENDITURES & RESERVES	280,800	204,522	76,278	72.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	77,490	77,490	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		293,991		
FUND BALANCE, ENDING		\$ 371,481		

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,828	\$ 19,828	0.00%
Special Assmnts- Tax Collector	251,883	250,611	(1,272)	99.50%
TOTAL REVENUES	251,883	270,439	18,556	107.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	70,000	5,000	93.33%
Interest Expense	167,031	168,781	(1,750)	101.05%
Total Debt Service	242,031	238,781	3,250	98.66%
TOTAL EXPENDITURES	242,031	238,781	3,250	98.66%
Excess (deficiency) of revenues Over (under) expenditures	9,852	31,658	21,806	321.34%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	9,852	-	(9,852)	0.00%
TOTAL FINANCING SOURCES (USES)	9,852	-	(9,852)	0.00%
Net change in fund balance	\$ 9,852	\$ 31,658	\$ 2,102	321.34%
FUND BALANCE, BEGINNING (OCT 1, 2024)		597,229		
FUND BALANCE, ENDING		\$ 628,887		

Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	194,855.93	Statement Balance	195,255.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	194,855.93	Subtotal	195,255.93
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	194,855.93	Ending Balance	194,855.93

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/21/2025		JE000382	Utility - Electric	Bank rec adj JE for teco	63.84	63.84	0.00
02/18/2025		JE000400	Utility - Water	BOCC invoice adj je	40.00	40.00	0.00
06/11/2025	Refund	REF100081	A-QUALITY POOL SERVICE	A-QUALITY POOL SERVICE	1,539.21	1,539.21	0.00
05/02/2025		JE000457	Postage, Phone, Faxes, Copies	To Cleare the bank draft #100000	8.47	8.47	0.00
06/27/2025	Payment	BD00019	Rental Income	Deposit No. BD00019 - 2 x	50.00	50.00	0.00
06/18/2025	Payment	BD00021	Special Assmnts-Tax Collector	Deposit No. BD00021 - Hillsborough County Prope	2,176.63	2,176.63	0.00
Total Deposits					3,878.15	3,878.15	0.00
Checks							
							0.00
01/21/2025		JE000382	Utility - Electric	Bank rec adj JE for teco	-63.84	-63.84	0.00
02/18/2025		JE000400	Utility - Water	BOCC invoice adj je	-40.00	-40.00	0.00
06/02/2025		JE000440		6/2 Transfer of Funds	-150,000.00	-150,000.00	0.00
06/02/2025	Payment	100080	INFRAMARK LLC	Inv: 148990	-3,531.67	-3,531.67	0.00
06/04/2025	Payment	100081	A-QUALITY POOL SERVICE	Inv: 976635	-1,539.21	-1,539.21	0.00
06/04/2025	Payment	100082	EARTHSCAPES COMPLETE LANDSCAPING, INC	Inv: 47201	-3,500.00	-3,500.00	0.00
06/04/2025	Payment	2916	CHRISTOPHER KARAPASHA	Check for Vendor V00043	-200.00	-200.00	0.00
06/04/2025	Payment	2917	DANIEL J. GOON	Check for Vendor V00096	-200.00	-200.00	0.00
06/04/2025	Payment	2918	DOUGLAS FORD	Check for Vendor V00111	-200.00	-200.00	0.00
06/04/2025	Payment	2919	MARK A. DEPLASCO	Check for Vendor V00067	-200.00	-200.00	0.00
06/06/2025	Payment	300034	REPUBLIC SERVICES ACH	Inv: 0696-001271452-ACH	-305.27	-305.27	0.00
06/09/2025	Payment	300035	FRONTIER ACH	Inv: 051425-1321-ACH	-93.47	-93.47	0.00
06/09/2025	Payment	2921	HOME TEAM PEST DEFENSE, INC.	Check for Vendor V00097	-38.96	-38.96	0.00
06/12/2025	Payment	100083	INFRAMARK LLC	Inv: 150732	-3,531.67	-3,531.67	0.00
06/18/2025	Payment	300036	TECO ACH	Inv: 052825-1039-ACH	-304.28	-304.28	0.00

Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 06-25

Statement Date

06/30/2025

06/18/2025	Payment	300037	TECO ACH	Inv: 052825-4930-ACH	-414.14	-414.14	0.00
06/20/2025	Payment	2922	A-QUALITY POOL SERVICE	Check for Vendor V00039	-1,539.21	-1,539.21	0.00
05/02/2025		JE000457	Postage, Phone, Faxes, Copies	To Cleare the bank draft #100000	-8.47	-8.47	0.00
06/20/2025	Payment	300038	TECO ACH	Inv: 052825-0403-ACH	-892.45	-892.45	0.00
06/20/2025	Payment	300039	TECO ACH	Inv: 052825-0817-ACH	-198.49	-198.49	0.00
06/20/2025	Payment	300040	TECO ACH	Inv: 052825-0619	-57.70	-57.70	0.00
			BOCC -				
06/25/2025	Payment	300042	HILLSBOROUGH COUNTY ACH	Inv: 060425-9843-ACH	-525.46	-525.46	0.00
Total Checks					-167,384.29	-167,384.29	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/08/2025	Payment	2905	CHRISTOPHER KARAPASHA	Check for Vendor V00043			-200.00
06/04/2025	Payment	2920	SCOTT TATUM	Check for Vendor V00091			-200.00

Total Outstanding Checks

-400.00

Outstanding Deposits

Total Outstanding Deposits

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100080	06/02/25	INFRAMARK LLC	148990	MANAGEMENT and ACCOUNTING SVC MAY 2025	MANAGEMENT FEE MAY 2025	531142-51301	\$291.67
001	100080	06/02/25	INFRAMARK LLC	148990	MANAGEMENT and ACCOUNTING SVC MAY 2025	MGR FEE MAY 2025	532001-51301	\$625.00
001	100080	06/02/25	INFRAMARK LLC	148990	MANAGEMENT and ACCOUNTING SVC MAY 2025	MANAGEMENT FEE MAY 2025	531150-51301	\$2,615.00
001	100081	06/04/25	A-QUALITY POOL SERVICE	976635	Pool Repairs	Pool Repair	546074-57201	\$1,539.21
001	100082	06/04/25	EARTHSCAPES COMPLETE LANDSCAPING, INC	47201	Landscape JUNE 2025	Contracts - Landscape	534171-57201	\$3,500.00
001	100083	06/12/25	INFRAMARK LLC	150732	MGMT FEES JUN 25	Disclosure Report	531142-51301	\$291.67
001	100083	06/12/25	INFRAMARK LLC	150732	MGMT FEES JUN 25	District Manager	531150-51301	\$2,615.00
001	100083	06/12/25	INFRAMARK LLC	150732	MGMT FEES JUN 25	Accounting Services	532001-51301	\$625.00
001	2916	06/04/25	CHRISTOPHER KARAPASHA	CK-060225	BOARD 6/2/25	Supervisor Fees	511100-51101	\$200.00
001	2917	06/04/25	DANIEL J. GOON	DG-060225	BOARD 6/2/25	Supervisor Fees	511100-51101	\$200.00
001	2918	06/04/25	DOUGLAS FORD	DF-060225	BOARD 6/2/25	Supervisor Fees	511100-51101	\$200.00
001	2919	06/04/25	MARK A. DEPLASCO	MD-060225	BOARD 6/2/25	Supervisor Fees	511100-51101	\$200.00
001	2920	06/04/25	SCOTT TATUM	ST-060225	BOARD 6/2/25	Supervisor Fees	511100-51101	\$200.00
001	2921	06/09/25	HOME TEAM PEST DEFENSE, INC.	108965792	Sentricon Monitoring AA - Apr'25	Sentricon Monitoring AA	534181-57201	\$38.96
001	2922	06/20/25	A-QUALITY POOL SERVICE	976635	Pool Repairs	Pool Repair	546074-57201	\$1,539.21
001	300034	06/06/25	REPUBLIC SERVICES ACH	0696-001271452-ACH	SVC 06/01/05-06/30/25	Garbage Collection	546913-57201	\$305.27
001	300035	06/09/25	FRONTIER ACH	051425-1321-ACH	SVC - 05/14/25-06/13/25	Miscellaneous Expenses	549999-57201	\$93.47
001	300036	06/18/25	TECO ACH	052825-1039-ACH	SVC 04/23/25-05/21/25	Utility - Electric	543041-53100	\$304.28
001	300037	06/18/25	TECO ACH	052825-4930-ACH	SVC 04/23/25-05/21/25	Utility - Electric	543041-53100	\$414.14
001	300038	06/20/25	TECO ACH	052825-0403-ACH	SVCS 04/23/25-05/21/25	Utility - Electric	543041-53100	\$892.45
001	300039	06/20/25	TECO ACH	052825-0817-ACH	SVCS 04/23/25-05/21/25	Utility - Electric	543041-53100	\$198.49
001	300040	06/20/25	TECO ACH	052825-0619	SVCS 04/23/25-05/21/25	Utility - Electric	543041-53100	\$57.70
001	300042	06/25/25	BOCC - HILLSBOROUGH COUNTY ACH	060425-9843-ACH	SVC 05/06/25-06/04/25	Utility - Water	543018-53908	\$525.46
Fund Total								\$17,471.98

Total Checks Paid	\$17,471.98
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