



Rizzetta & Company

New Port Corners Community Development District

Board of Supervisors' Meeting

April 14, 2026

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

newportcornerscdd.org

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn located at 2155 Northpointe Parkway, Lutz, FL 33588

www.newportcornerscdd.org

District Board of Supervisors	Kelly Evans Lori Campagna Jacob Walsh Bradley Gilley Momo Bautista	Chair Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.newportcornerscdd.org

April 7, 2026

**Board of Supervisors
New Port Corners Community
Development District**

FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the New Port Corners Community Development District will be held on **Tuesday, April 14, 2026 at 9:00 a.m.**, or immediately after the SageBrush CDD meeting at the Hilton Garden Inn located at 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes for March 10, 2026..... Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for February 2026..... Tab 2
- 4. BUSINESS ITEMS**
 - A. None
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Report..... Tab 3
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

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

**NEW PORT CORNERS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of New Port Corners Community Development District was held on **Tuesday, March 10, 2026, at 9:42 a.m.** at the Hilton Garden Inn, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary
Momo Bautista	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Lisa Castoria	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Toxey Hall	DE, Clearview Land Design (via phone)

Audience: **None**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:42 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Meeting Minutes for February 10, 2026**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors meeting on February 10, 2026, as presented, for the New Port Corners Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for January
2026**

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January 2026 (\$6,728.84), as presented, for the New Port Corners Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03;
Designating Officers of the District**

It was noted that the wrong district name was listed on this resolution. This has been approved in substantial form and will be executed after the changes have been made.

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors adopted Resolution 2026-03; Designating Officers of the District, in substantial form, for the New Port Corners Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Engagement Letter for Arbitrage
Services**

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors approved the LLS Tax Solutions Engagement Letter, for the New Port Corners Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

The next regular meeting will be on April 14, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans made comments on future conveyances.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Ms. Bautista, with all in favor, the Board of Supervisors adjourned the meeting at 9:47 a.m., for New Port Corners Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures Presented For Board Approval February 2026

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

The total items being presented: **\$ 50,406.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	300090	BG011326-649	Board of Supervisors Meeting 01/13/26	\$ 200.00
Bradley Gilley	300100	BG021026-649	Board of Supervisors Meeting 02/10/26	\$ 200.00
Duke Energy	300105	9101 9026 2018-020426	Electric Usage 01/26	\$ 40.24
Duke Energy	300105	910190262018-010626	6624 Active Run Lift 01/26	\$ 175.58
Gig Fiber, LLC	300107	2556	Solar Lighting 01/26	\$ 8,200.00
Gig Fiber, LLC	300094	6020	Solar Lighting 01/26	\$ 8,200.00
Gig Fiber, LLC	300106	6235	Solar Lighting 02/26	\$ 10,400.00
Jacob Walsh	300091	JW011326-649	Board of Supervisors Meeting 01/13/26	\$ 200.00
Jacob Walsh	300101	JW021026-649	Board of Supervisors Meeting 02/10/26	\$ 200.00
Kelly Evans	300092	KE011326-649	Board of Supervisors Meeting 01/13/26	\$ 200.00
Kelly Evans	300102	KE021026-649	Board of Supervisors Meeting 02/10/26	\$ 200.00
Lori Campagna	300093	LC011326-649	Board of Supervisors Meeting 01/13/26	\$ 200.00
Lori Campagna	300103	LC021026-649	Board of Supervisors Meeting 02/10/26	\$ 200.00
Morgana Anselmi Bautista	300098	MB011326-649	Board of Supervisor Meeting 12/13/26	\$ 200.00
Morgana Anselmi Bautista	300104	MB021026-649	Board of Supervisors Meeting 02/10/26	\$ 200.00
Rizzetta & Company, Inc.	300099	INV0000106687	Accounting Services 02/26	\$ 4,516.67

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	300095	10560-b	Monthly Lake Maintenance 01/26	\$ 1,724.00
Sitex Aquatics, LLC	300108	10666-b	Monthly Lake Maintenance 02/26	\$ 1,724.00
Steadfast Environmental, LLC (San Antonio, FL)	300109	SA-19513	Monthly Landscape Maintenance 02/25	\$ 11,779.20
Straley Robin Vericker	300096	27811	Legal Services 12/25	\$ 1,585.10
The Observer Group, Inc.	300097	26-00137P	Legal Advertising 01/26	\$ <u>61.25</u>
Total				\$ <u>50,406.04</u>

NEW PORT CORNERS CDD
 Meeting Date: January 13, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Kelly Evans	✓
Lori Campagna	✓
Jacob Walsh	✓
Bradley Gilley	✓
<i>Momo Bautista</i>	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>9:46</i>
Meeting End Time:	<i>9:54</i>
Total Meeting Time:	<i>:08</i>

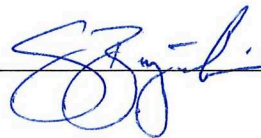
Time Over _____ (3) Hours:	
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:  _____

NEW PORT CORNERS CDD
 Meeting Date: February 10, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Kelly Evans	✓
Lori Campagna	✓
Jacob Walsh	✓
Bradley Gilley	✓
Momo Bautista	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:46
Meeting End Time:	9:55
Total Meeting Time:	9 mins

Time Over _____ (3) Hours:	
------------------------------	--


Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Mar 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
2779903	Actual	Jan 3 - Feb 2
<u>Usage Values</u>		
Billed kWh		170.173 kWh
Billed Demand kW		0.894 kW
Load Factor		25.58 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jan 03 26 to Feb 02 26	
Meter - 2779903	
Customer Charge	\$18.47
Energy Charge	
170.173 kWh @ 3.411c	5.80
Fuel Charge	
170.173 kWh @ 4.422c	7.53
Demand Charge	
0.894 kW @ \$11.69	10.45
Asset Securitization Charge	
170.173 kWh @ 0.181c	0.31
Total Current Charges	\$42.56

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$3.03
Regulatory Assessment Fee	0.04
Gross Receipts Tax	1.09
County Optional Tax	0.44
Total Taxes	\$4.60



duke-energy.com
877.372.8477

Your Energy Bill

Service address
NEW PORT CORNERS CDD
6624 ACTIVE RUN LIFT
LIFTSTATION

Bill date Jan 6, 2026
For service Dec 2 - Jan 2
32 days

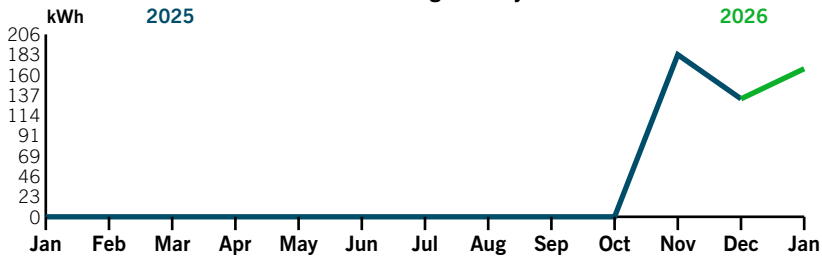
Account number **9101 9026 2018**

Billing summary

Previous Amount Due	\$116.30
<i>Payment Received</i>	0.00
Current Electric Charges	48.99
Other Charges and Credits	5.00
Taxes	5.29
Total Amount Due Jan 27	\$175.58

Your usage snapshot

Electric usage history



Average temperature in degrees

57° 67° 68° 75° 80° 82° 84° 84° 81° 76° 67° 65° 53°

	Current Month	Jan 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	167	0	N/A	161
Avg. Daily (kWh)	5	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 9026 2018

Amount due

\$175.58
by Jan 27

After Jan 27, the amount due will increase to \$180.58.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

NEW PORT CORNERS CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910190262018000660000011630000000592800000175587

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Feb 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
2779903	Actual	Dec 2 - Jan 2
<u>Usage Values</u>		
Billed kWh		166.915 kWh
Billed Demand kW		1.170 kW
Load Factor		18.58 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Dec 02 25 to Jan 02 26	
Meter - 2779903	
Customer Charge	\$18.47
Energy Charge	
166.915 kWh @ 5.492c	9.16
Fuel Charge	
166.915 kWh @ 4.422c	7.38
Demand Charge	
1.170 kW @ \$11.69	13.68
Asset Securitization Charge	
166.915 kWh @ 0.181c	0.30
Total Current Charges	\$48.99

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Other Charges and Credits

Late Fee	\$5.00
Total Other Charges and Credits	\$5.00

Billing details - Taxes

State And Other Taxes	\$3.49
Regulatory Assessment Fee	0.04
Gross Receipts Tax	1.26
County Optional Tax	0.50
Total Taxes	\$5.29

Gig Fiber LLC
2502 N Rocky Point Dr Ste 1000
FL 33607 US
8138005323
liam@streetleaf.com



Statement

TO
New Port Corners CDD
New Port Corners CDD
United States

STATEMENT NO. 2556
DATE 01/26/2026
TOTAL DUE \$8,200.00
ENCLOSED

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
01/01/2026	Invoice #6020: Due 01/31/2026. New Port Corners CDD - Phase 1_January 2026 --- 01/01/2026 New Port Corners CDD - Phase 1_January 2026 = \$8,200.00	8,200.00	8,200.00

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
8,200.00	0.00	0.00	0.00	0.00	\$8,200.00

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

INVOICE



Invoice #: 6020
Invoice Date: 01/01/26
Amount Due: \$8,200.00

Bill To:

New Port Corners CDD
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Phase 1_January 2026	164	\$50.00	\$8,200.00

Subtotal:	\$8,200.00
Sales Tax:	\$0.00
Total:	\$8,200.00
Payments:	\$0.00
Amount Due:	\$8,200.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

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

INVOICE



Invoice #: 6235
Invoice Date: 02/01/26
Amount Due: \$10,400.00

Bill To:

New Port Corners CDD
United States

Due Date
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Phase 1_Feb 2026	208	\$50.00	\$10,400.00

Subtotal: \$10,400.00
Sales Tax: **\$0.00**
Total: \$10,400.00
Payments: \$0.00
Amount Due: \$10,400.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

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

Invoice

Date	Invoice #
2/2/2026	INV0000106687

Bill To:

New Port Corners CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00649

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Annual Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections Services	1.00	\$300.00	\$300.00
Management Services	1.00	\$1,750.00	\$1,750.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,516.67
		Total	\$4,516.67

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

New Port Corners CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10560-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00
2.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways Ponds: 6-10	1	\$974.00	\$974.00

Total **\$1,724.00**

Ways to pay



[View and pay](#)

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

New Port Corners CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10666-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00
2.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways Ponds: 6-10	1	\$974.00	\$974.00

Total **\$1,724.00**

Ways to pay



[View and pay](#)



Steadfast Alliance

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

Invoice

Date	Invoice #
2/1/2026	SA-19513

Please make all Checks payable to:
Steadfast Alliance

Bill To
New Port Corners CDD C/O Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, fl 33614

Ship To
SM1350 / 401 New Port Corners CDD Little Rd. & Connection Way New Port Richey, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Due on re...	SM1350 New Port Corners CDD
Quantity	Description		Rate	Serviced Date	Amount
0.4	Monthly Landscape Maintenance -Currently Invoicing at 40% of Contract for February		21,104.00		8,441.60
0.4	Water Management Program		3,528.00		1,411.20
0.4	Fertilization and Pesticide Program		4,816.00		1,926.40

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$11,779.20
Payments/Credits	\$0.00
Balance Due	\$11,779.20

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD
P.O. Box 32414
Charlotte, NC 28232

January 14, 2026

Client: 001580

Matter: 000001

Invoice #: 27811

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	LC	PREPARE DRAFT RESOLUTION ADOPTING FINAL TERMS OF THE 2025 BONDS.	0.7	\$136.50
12/2/2025	KCH	REVIEW AND REVISE RESOLUTION APPROVING FINAL TERMS OF BONDS.	0.5	\$187.50
12/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
12/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
12/9/2025	JMV	PREPARED FOR AND ATTEND CDD BOARD MEETING.	0.7	\$283.50
12/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			3.1	\$1,066.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/1/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$507.50
12/31/2025	Photocopies	\$11.10
Total Disbursements		\$518.60

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Page: 2

Total Services	\$1,066.50	
Total Disbursements	\$518.60	
Total Current Charges		\$1,585.10
Previous Balance		\$4,880.15
<i>Less Payments</i>		<i>(\$4,880.15)</i>
PAY THIS AMOUNT		\$1,585.10

Please Include Invoice Number on all Correspondence

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00137P

Date 01/23/2026

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00137P Public Board Meetings RE: New Port Corners Board of Supervisors Meeting on February 10, 2026 Published: 1/23/2026	\$61.25
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on February 10, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.newportcornerscdd.org>, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Scott Brizendine
District Manager

January 23, 2026

26-00137P

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Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting/Proposed Budget:** May 12, 2026 @9am
- **Budget Adoption:** July 14, 2026 @9am

District Manager's Report

April 14,

2026

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<u>FINANCIAL SUMMARY</u>		<u>2/28/2026</u>
General Fund Cash & Investment Balance:		\$557,252
Total Cash and Investment Balances:		\$557,252
General Fund Expense Variance:	\$241,085	Under Budget