



Rizzetta & Company

# **Eagle Pointe Community Development District**

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## **Board of Supervisors' Meeting April 4, 2024**

**District Office:  
2700 S. Falkenburg Road, Suite 2745  
Riverview, FL 33578**

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

## **EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

<b>Board of Supervisors</b>	Vacant William Hathaway Cathy Corelli Chianese John Leinaweaver Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock Law Group
<b>District Engineer</b>	Trent Stephenson	LevelUp Consulting

**All cellular phones must be placed on mute while in the meeting room.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

**Board of Supervisors  
Eagle Pointe Community  
Development District**

3/28/2024

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Eagle Pointe Community Development District will be held on **Thursday, April 4, 2024 at 8:30 a.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, FL 34219. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORT**
  - A. Landscape Inspection Report ..... Tab 1
    1. Consideration of Landscape Proposals..... Tab 2
  - B. Aquatic Maintenance
    1. Consideration of Sitex Management Agreement ..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager Report ..... Tab 4
    1. Presentation of Financial Statement..... Tab 5
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 1, 2024 ..... Tab 6
  - B. Ratification of the Operations and Maintenance Expenditures for January and February 2024 ..... Tab 7
- 5 BUSINESS ITEMS**
  - A. Review of Parking and Traffic Enforcement ..... Tab 8
    1. Consideration of Resolution 2024-04, Setting Public Hearing to Adopt Parking Enforcement Rule ..... Tab 9
  - B. Review of Amended Amenity Rules and Rates..... Tab 10
    1. Consideration of Resolution 2024-05 Setting Public Hearing to Adopt Amended Amenity Rules and Rates ..... Tab 11
  - C. Consideration of Clubhouse Cleaning Proposal..... Tab 12
  - D. Consideration of A/C Maintenance Proposals..... Tab 13
  - E. Consideration of Towing Company Proposal ..... USC
  - F. Discussion of Amenity Center Management
  - G. Discussion of Vendor Accountability
  - H. Discussion on Continuation of Street Parking
  - I. Discussion of Amenity Center/Poolside
  - J. Presentation of Final Audit Report..... Tab 14
  - K. Acceptance of Board Member Resignation
  - L. Consideration of Resumes for Open Board Seat ..... Tab 15
- 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 contact me at (813) 533-2950.

Very truly yours,

*Matt O'Nolan*, District Manager

## Tab 1

# Eagle Pointe

## LANDSCAPE INSPECTION REPORT



February 21st, 2024  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Barrier Coast Tr.

## General Updates, Recent & Upcoming Maintenance Events

❑ What is the fertilizer schedule for January through May?

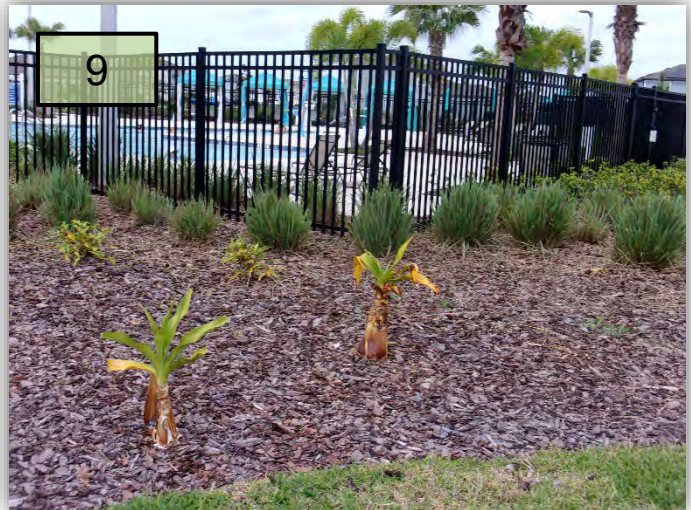
❑ Need rejuvenation cutbacks for the flowering shrubs.

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

1. **Schedule a pruning event for the Crepe Myrtles that are growing up in the eves on the South end of the amenity center.**
2. Treat weeds in beds around the amenity center.
3. Clean up the dead and fruit in the Paurotis Palms in the median island in front of the entrance to the amenity center. (Pic. 3)
6. Diagnose and treat two declining Hibiscus by the pool pumps at the amenity center. Remove any dead or diseased material..
7. Diagnose and treat the declining Irises along the sidewalk towards the playground.
8. **Juniper informed me last inspection the newly planted Sable Palm behind the playground might pop out new growth. Noting this inspection it has failed to do so.**



4. There are a couple beds in front of the amenity center where plants failed. Need a proposal to fill in with a different species that will thrive.
5. **Pin down exposed drip line by the mailbox kiosk at the amenity center. Once secure, please add or redistribute mulch over the top for aesthetics.**
9. Diagnose and treat the Crinum Lilies on the Southeast end bed outside the pool cage. (Pic. 9)
10. Need a couple pieces of sod to fill in a small tree bed where a Magnolia failed on the backside of the pool at the amenity center. Juniper will also need to bury the tree bubblers no longer needed here.



# Amenity Center, Barrier Coast, Moonsail

11. Edge the Jasmine that is encroaching on the sidewalk on the backside of the amenity center pool. Ensure this happens each service.
12. Diagnose a couple declining Podocarpus along the lift station fence line. Remove any dead or diseased material.
13. Noting a bare area where Pacific Blue Juniper failed in a bed in front of the amenity pool. Need a proposal to fill in this area with a species that will thrive. (Pic. 13)



14. Treat broad leaf turf weeds along Moonsail Dr. ROW in front of the amenity center.
15. It appears there are some streaks in the St. Augustine turf in front of the amenity center where the fertilizer application was not applied evenly. Ensure this is corrected next time.
16. Diagnose and treat the declining Xanadu in front beds of the amenity center. Remove any dead or diseased material.
17. Remove a couple dead Coontie in the bed between the parking lot and the dog park.
18. Schedule a rejuvenation cutback for the Allamanda behind the monument of Barrier Coast Trail and Moonsail Dr. intersection.

19. Diagnose and treat a few declining 'Nora Grant' Ixora on the Barrier Coast Tr. ROW.
20. Treat weeds in the beds on Barrier Coast Tr. ROW. Hand pull any larger than 2 inches.
21. Treat ant mounds in beds and turf on Barrier Coast Tr. Per the contract, once a bed is no longer active, it is to be raked smooth to the surrounding grade. (Pic. 21)



22. Diagnose and treat the Blue Daze along the ROW of Barrier Coast Tr.
23. Still having issues with the two Christmas Palms at the front monument of Barrier Coast Tr. and Carter Rd. Juniper has informed me they are taking soil samples but believe the issue is the overspray of the water feature.
24. Treat the broadleaf turf weeds on Moonsail Dr. on CDD property right before the first model house on the Eastside.
25. Diagnose and treat a couple declining Viburnum behind the property wall along Carter Rd. Two spots. The South end by Barrier Coast Tr. and just North of the break in the wall where there is the aluminum fence.
26. Treat grassy weeds showing in the Viburnum beds behind the property wall along Carter Rd.

## Carter Rd.

27. Treat ant mounds active on the backside of the property wall along Carter Rd.

28. Noting the large rut on Breakers Ln. cause by construction trucks. May not want to repair this until construction is completed. (Pic. 28)



33. Still having issues with a few Way Myrtles that declined during the drought when the irrigation was down. Asking Juniper if these can be cut back and will rejuvenate new growth?

29. Check the time and days for the irrigation on the North and South ROW of Breakers Ln. There seems to be excess water and is damaging some of the Podocarpus.

30. Diagnose and treat turf on Carter Rd. ROW North of Breakers Ln. (Pic. 30)



31. Treat broadleaf turf weeds in the St. Augustine along Carter Rd. ROW.

32. Treat bed weeds showing along Carter Rd. ROW. Hand pull any 2 inches or larger.

# Proposals

1. Juniper to provide a proposal to fill in bare areas in front of the amenity center for the plants removed that were no longer thriving.
2. Juniper to provide a proposal to replace the Magnolia tree behind the pool where there is currently an empty tree ring bed.
3. Juniper to provide a proposal to remove and replace any dead Wax Myrtles on Carter Rd. ROW.

\*\*\*\*\* Were the above submitted?\*\*\*\*\*



## Tab 2



## Proposal

**Proposal No.:** 240938

**Proposed Date:** 10/18/23

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Taylor Nielsen 11450 Moonsail Dr Parrish, FL 34219	Dead Plant Material Replacement

### Dead Plant Material Replacement

Scope of work, this proposal is to replace all dead/dying plant material outside the fence of pool area, plants are to be changed with more wet tolerance plant material.

- dietes iridioides- replace all with big blue liriopi
- blanket flower- replace with blue daze
- juniper- replace
- hibiscus- replace
- fountain grass- replace





ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$6,346.40
Demo/Installation Labor	30.00	HR	
Big Blue Liriope, 01 gallon - 01G	315.00	01g	
Blue Daze, 01 gallon - 01G	90.00	01g	
Parsonii Juniper, 03 gallon - 03G	65.00	03g	
Red Hibiscus, 07 gallon - 07G	10.00	07g	
Fountain Grass, White, 03 gallon - 03G	1.00	03g	
<b>Irrigation Repairs/Upgrades/Modifications</b>			\$450.00
Maintenance Division Labor	6.00	HR	
<b>Total:</b>			<b>\$6,796.40</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>



## Proposal

**Proposal No.:** 244572

**Proposed Date:** 11/08/23

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Taylor Nielsen 11450 Moonsail Dr Parrish, FL 34219	Additional Plant Material

### Additional Plant Material

Scope of work, this proposal is only for the additional plant material requested in reference with proposal #240938, remove all existing junipers and replaced with red dwarf ixoras 3 gallons, outside pool area.

ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$1,830.00
Demo/Installation Labor	10.00	HR	
Dwarf Ixora, 03 gallon - 03G	80.00	03g	
<b>Irrigation Repairs/Upgrades/Modifications</b>			\$225.00
Maintenance Division Labor	3.00	HR	
<b>Total:</b>			<b>\$2,055.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 261902

**Proposed Date:** 02/29/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Bahia Sod Installation- 8705 Windlass Cove

### Bahia Sod Installation- 8705 Windlass Cove

Scope of work, this proposal is only for the installation of bahia grass in common area, next to address 8705 windlass cove, area will be cleared from weeds and prepare to install new bahia sod to connect with homes existing turf (St. Augustin).



ITEM	QTY	UOM	TOTAL
<b>Sod</b>			<b>\$3,528.57</b>
Demo/Installation Labor	36.00	HR	
Bahia Sod (Per Pallet)	5.00	EA	

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**Total:      \$3,528.57**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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**Signature (Owner/Property Manager)**

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**Date**

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**Printed Name (Owner/Property Manager)**

---

**Signature - Representative**

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**Date**



## Proposal

**Proposal No.:** 262129

**Proposed Date:** 03/01/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Sabal Palm Replacement- Behind Playground

### Sabal Palm Replacement- Behind Playground

#### Scope of Work: Replacement of Dead Sabal Palm Tree

##### 1. Removal of Dead Palm Tree:

The existing dead Sabal palm tree located behind the kids' playground at the amenity center area will be carefully removed.

The removal process will include digging out the dead palm tree along with its root system to prepare the area for the installation of the new tree.

##### 2. Installation of New Sabal Palm Tree:

A new Sabal palm tree of similar size will be procured for replacement.

The new palm tree will be planted in the same location where the dead palm tree was removed, ensuring proper alignment and spacing.

##### 3. Adjustment of Irrigation System:

An irrigation technician will be engaged to adjust the bubbler associated with the irrigation system in the vicinity of the new palm tree.

The irrigation controller will be set to water the newly planted palm tree daily for a period of two weeks following its installation.

This adjustment aims to provide optimal watering conditions for the new palm tree during its initial establishment phase.

#### 4. Normal Watering Cycle:

After the initial two-week period, the irrigation controller will be adjusted to follow a normal watering cycle suitable for the maintenance of the Sabal palm tree.

The frequency and duration of watering will be determined based on the specific requirements of the palm tree species and the prevailing environmental conditions.

#### 5. Cleanup and Site Restoration:

Upon completion of the replacement and irrigation adjustment process, the work area will be thoroughly cleaned of any debris or materials resulting from the project.

Any disturbed landscape features or elements surrounding the installation site will be restored to their original condition.



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$1,199.96
Demo/Installation Labor	10.00	HR	
Sabal Palmetto Cabbage Palm Clear Tuck 11 Foot	1.00	PC	
Debris by the truck	0.50	1	
<b>Irrigation Repairs/Upgrades/Modifications</b>			\$225.00
Maintenance Division Labor	3.00	HR	
Misc Irrigation Parts	3.00	EA	
<b>Total:</b>			<b>\$1,424.96</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

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**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>



## Proposal

**Proposal No.:** 262156

**Proposed Date:** 03/01/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Oak Tree Replacement- On Carter Rd.

Oak Tree Replacement- On Carter Rd.

Scope of work, this proposal is only for the dead oaks tree replacement just south of the aluminum fence on carter rd.



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$1,409.29
Demo/Installation Labor	10.00	HR	
Cathedral Live Oak, 10-12' x 4-5', 2-2.5" cal - 30G	2.00	30g	

Tree Frog Pro40 Tree Stake Kit Nylon Anchor 1 in. x 12 ft. Black	2.00	EA
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**Total: \$1,409.29**

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 262158

**Proposed Date:** 03/01/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Dead Wax Myrtle Replacement- North Carter Rd.

Dead Wax Myrtle Replacement- North Carter Rd.

Scope of work, this proposal is only for 17 dead wax myrtle replacement due to irrigation being down from controller and valve on north of the aluminum fence along carter rd. all irrigation adjustments will be provided on each tree.



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$9,138.30</b>
Demo/Installation Labor	38.00	HR	
Wax Myrtle, Multi, 5-6' x 5-6', MUL - 30G	17.00	30g	

Mulch Pine Bark Mini	17.00	EA	
Debris by the truck	1.00	1	
<b>Irrigation Repairs/Upgrades/Modifications</b>			<b>\$600.00</b>
Maintenance Division Labor	8.00	HR	
<b>Total:</b>			<b>\$9,738.30</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date



## Proposal

**Proposal No.:** 262926

**Proposed Date:** 03/06/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Shrub Replacement- Breakers Ln

### Shrub Replacement- Breakers Ln

Scope of work, this proposal is only for the replacement of missing podocarpus on both rows of Breakers Ln. plant material died while issues with irrigation and drought. All necessary irrigation adjustments will be made after installation.



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$2,704.99</b>
Demo/Installation Labor	20.00	HR	
Podocarpus, 07 gallon - 07G	27.00	07g	

Super Mini Pine Bark Nugget 3 cu. ft. Bag	12.00	BG
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<b>Irrigation Repairs/Upgrades/Modifications</b>			<b>\$185.71</b>
Maintenance Division Labor	4.00	HR	
<b>Total:</b>			<b>\$2,890.70</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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_____ <b>Signature (Owner/Property Manager)</b>	_____ <b>Date</b>
_____ <b>Printed Name (Owner/Property Manager)</b>	
_____ <b>Signature - Representative</b>	_____ <b>Date</b>



## Proposal

**Proposal No.:** 262154

**Proposed Date:** 03/07/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Dead Plant Material Replacement- Around Lift Station

Dead Plant Material Replacement- Around Lift Station

This proposal specifically addresses the replacement of dead Podocarpus plants located around of the lift station



ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$1,423.01</b>
Demo/Installation Labor	10.00	HR	
Podocarpus, 07 gallon - 07G	1.00	07g	
<b>Irrigation Repairs/Upgrades/Modifications</b>			<b>\$0.00</b>
Maintenance Division Labor	0.00	HR	

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**Total:      \$1,423.01**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

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**Signature (Owner/Property Manager)**

---

**Date**

---

**Printed Name (Owner/Property Manager)**

---

**Signature - Representative**

---

**Date**



## Proposal

**Proposal No.:** 262673

**Proposed Date:** 03/07/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Sod Replacement- Along North Carter Rd.

Sod Replacement-North Carter Rd.

### Scope of Work:

This proposal pertains solely to the replacement of dead turf on Carter Rd. North of Breaker Ln. The identified areas require replacement due to irrigation issues, during the drought period.

The process involves the removal of damaged areas using a sod cutter, followed by grading and the installation of new St. Augustine sod to seamlessly blend with the existing turf. Upon completion of the installation, all debris will be meticulously gathered and removed from the premises.

Furthermore, an irrigation technician will be engaged to address any necessary adjustments and set the irrigation controller to facilitate optimal watering conditions for the new sod. This will involve a watering schedule of twice daily for a duration of two weeks to aid in the establishment of the new sod.



ITEM	QTY	UOM	TOTAL
<b>Sod Material</b>			\$6,946.67
Demo/Installation Labor	60.00	HR	
St. Augustine, (Per Pallet)	8.00	EA	
Debris by the truck	1.00	1	
<b>Irrigation Repairs/Upgrades/Modifications</b>			\$346.67
Maintenance Division Labor	8.00	HR	
<b>Total:</b>			<b>\$7,293.34</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

---

**Signature (Owner/Property Manager)**

---

**Date**

---

**Printed Name (Owner/Property Manager)**

---

**Signature - Representative**

---

**Date**



## Proposal

**Proposal No.:** 263039

**Proposed Date:** 03/07/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Magnolia Tree Replacement- Behind Amenity Center

### Magnolia Tree Replacement- Behind Amenity Center

This proposal pertains solely to the replacement of a missing tree located behind the amenity center. The tree in question has already been removed, and our plan involves the installation of a new magnolia tree to match with the existing trees in the surrounding area.

Our team of irrigation technicians will be responsible for assessing and implementing any necessary adjustments to the irrigation system. Additionally, they will program the irrigation clock to water the new tree daily for the initial two-week period following its installation.



ITEM	QTY	UOM	TOTAL
------	-----	-----	-------

<b>Plant Material</b>			<b>\$1,100.00</b>
Demo/Installation Labor	6.00	HR	
Southern Magnolia, DD Blanchard, 07-10' x 3-4', 1.5-2" cal - 30G	1.00	30g	
Pine Bark Mini Nuggets 3 cu. ft. Bag	2.00	BG	
<b>Irrigation Repairs/Upgrades/Modifications</b>			<b>\$112.50</b>
Maintenance Division Labor	1.50	HR	
<b>Total:</b>			<b>\$1,212.50</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date



## Proposal

**Proposal No.:** 263129

**Proposed Date:** 03/07/24

PROPERTY:	FOR:
Eagle Pointe CDD - Maintenance Matt O’Nolan 11450 Moonsail Dr Parrish, FL 34219	Holly Tree Replacement- Both Sides Of Breaker Ln. And Carter Rd.

Holly Tree Replacement- Both Sides Of Breaker Ln. And Carter Rd.

### Scope of Work:

This proposal specifically addresses the replacement of three holly trees situated on both sides of the entrances at Breaker Lane and Carter Road. The intended course of action involves the complete removal of these trees, including their root systems, to facilitate the installation of new trees in the identical locations.

Our irrigation technician will oversee the requisite adjustments to the irrigation system, ensuring its seamless integration with the newly installed trees. Additionally, they will configure the watering schedule on the controller to provide daily irrigation for the initial two-week period post-installation.

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ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$2,247.43
Demo/Installation Labor	15.00	HR	
Eagleston Holly, Clear Trunk, 7-10' x 3-4', 1.5-2" cal, CT - 30G	3.00	30g	
Pine Bark Mini Nuggets 3 cu. ft. Bag	6.00	BG	
<b>Irrigation Repairs/Upgrades/Modifications</b>			\$232.14
Maintenance Division Labor	5.00	HR	
<b>Total:</b>			<b>\$2,479.57</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

_____
<b>Printed Name (Owner/Property Manager)</b>

_____	_____
<b>Signature - Representative</b>	<b>Date</b>

## Tab 3

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Eagle Pointe CDD hereafter called "customer"*

**Customer:** Eagle Pointe CDD  
**C/O:** Rizzetta & Company  
**Contact:** Mr. Matt O'Nolan  
**Address:** 9428 Camden Field Pkwy Riverview, FL 33578  
**Email:** monolan@rizzetta.com  
**Phone:** 813.533.2950

*Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:*

Eleven (11) Ponds (25 acres) at the Eagle Pointe community located in Parrish, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued Monthly                     | Included |
| 5. Use of EPA Regulated Materials Only                 | Included |
| 6. Algae callback service as needed                    | Included |
| 7. Storm Structure vegetation Maintenance              | Included |
| 8. Non-Construction trash removal (See Terms)          | Included |

*Service shall consist of Twenty-Four (24) inspections with treatments as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 05/01/24 thru 04/30/25 Agreement will automatically renew as per Term and Conditions:*

**Total Monthly Service Amount:** \$1,405.00  
**Total Annual Maintenance Cost:** \$16,860.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date



President, Sitex Aquatics Ilc.

03/28/2024

Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

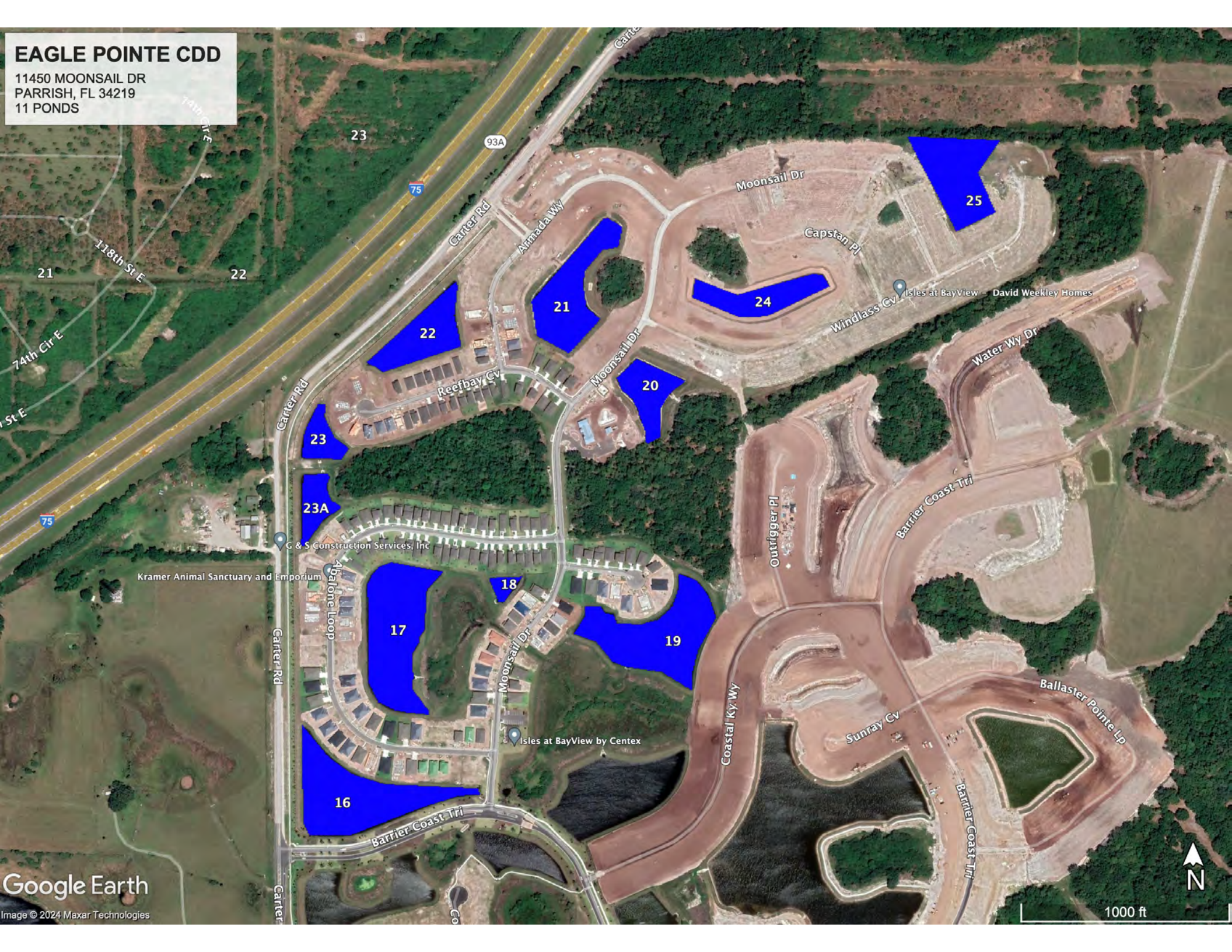
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Proposal good for 60 days.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY

EAGLE POINTE CDD

11450 MOONSAIL DR  
PARRISH, FL 34219  
11 PONDS



## Tab 4



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 23
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

## District Manager's Report

April 4

# 2024

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#### FINANCIAL SUMMARY

2/29/2024

General Fund Cash & Investment  
Balance:

\$359,283

Reserve Fund Cash, Capital Projects Fund & Investment  
Balance:

\$108

Debt Service Fund Investment  
Balance:

\$634,318

**Total Cash and Investment  
Balances:**

**\$993,709**

**General Fund Expense Variance: \$21,021 Over budget**

## **Tab 5**



Rizzetta & Company

# **Eagle Pointe Community Development District**

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**Financial Statements  
(Unaudited)**

**February 29, 2024**

**Prepared by: Rizzetta & Company, Inc.**

**eaglepointecdd.org  
rizzetta.com**

**Eagle Pointe Community Development District**

Balance Sheet

As of 02/29/2024

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	359,283	0	0	359,283	0	0
Investments	0	634,318	108	634,426	0	0
Accounts Receivable	87,748	70,023	0	157,771	0	0
Refundable Deposits	6,666	0	0	6,665	0	0
Fixed Assets	0	0	0	0	7,861,594	0
Amount Available in Debt Service	0	0	0	0	0	704,341
Amount To Be Provided Debt Service	0	0	0	0	0	6,855,659
<b>Total Assets</b>	<b>453,697</b>	<b>704,341</b>	<b>108</b>	<b>1,158,145</b>	<b>7,861,594</b>	<b>7,560,000</b>
<b>Liabilities</b>						
Accounts Payable	23,656	0	0	23,656	0	0
Deferred Revenue	84,596	0	0	84,596	0	0
Accrued Expenses	3,190	0	0	3,190	0	0
Other Current Liabilities	113	0	0	113	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,560,000
Deposits Payable	450	0	0	450	0	0
<b>Total Liabilities</b>	<b>112,005</b>	<b>0</b>	<b>0</b>	<b>112,005</b>	<b>0</b>	<b>7,560,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	25,001	397,742	(8,575)	414,169	0	0
Investment In General Fixed Assets	0	0	0	0	7,861,594	0
Net Change in Fund Balance	316,691	306,599	8,683	631,971	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>341,692</b>	<b>704,341</b>	<b>108</b>	<b>1,046,140</b>	<b>7,861,594</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>453,697</b>	<b>704,341</b>	<b>108</b>	<b>1,158,145</b>	<b>7,861,594</b>	<b>7,560,000</b>

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Off Roll	56,825	56,825	58,403	(1,578)
Tax Roll	568,244	568,244	570,985	(2,741)
Other Misc. Revenues				
Clubhouse Rentals	0	0	1,051	(1,051)
<b>Total Revenues</b>	<b>625,069</b>	<b>625,069</b>	<b>630,439</b>	<b>(5,370)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	3,800	1,583	1,600	(17)
<b>Total Legislative</b>	<b>3,800</b>	<b>1,583</b>	<b>1,600</b>	<b>(17)</b>
Financial & Administrative				
Accounting Services	20,049	8,354	8,354	0
Administrative Services	5,012	2,088	2,088	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,100	0	0	0
Bank Fees	0	0	73	(73)
Disclosure Report	5,000	5,000	5,000	0
District Engineer	8,000	3,333	0	3,333
District Management	22,388	9,329	9,328	0
Dues, Licenses & Fees	1,550	748	175	573
Financial & Revenue Collections	4,010	1,670	1,671	0
Legal Advertising	2,000	834	0	833
Public Officials Liability Insurance	2,794	2,794	2,629	165
Trustees Fees	3,500	3,500	3,438	63
Website Hosting, Maintenance, Backup & E	2,738	1,141	1,268	(128)
<b>Total Financial &amp; Administrative</b>	<b>87,610</b>	<b>44,360</b>	<b>39,594</b>	<b>4,766</b>
Legal Counsel				
District Counsel	15,000	6,250	6,667	(417)
<b>Total Legal Counsel</b>	<b>15,000</b>	<b>6,250</b>	<b>6,667</b>	<b>(417)</b>
Electric Utility Services				
Utility - Street Lights	35,000	14,583	19,683	(5,100)
Utility Services	40,000	16,667	10,274	6,393
<b>Total Electric Utility Services</b>	<b>75,000</b>	<b>31,250</b>	<b>29,957</b>	<b>1,293</b>
Water-Sewer Combination Services				
Utility Services	15,000	6,250	4,599	1,650

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	15,000	6,250	4,599	1,650
Stormwater Control				
Aquatic Maintenance	25,000	10,417	12,275	(1,858)
Fountain Service Repair & Maintenance	3,000	1,250	0	1,250
Midge Fly Treatments	30,000	12,500	1,635	10,865
Wetland Monitoring & Maintenance	17,940	7,475	20,005	(12,530)
Total Stormwater Control	75,940	31,642	33,915	(2,273)
Other Physical Environment				
General Liability Insurance	3,416	3,416	3,214	202
Holiday Decorations	10,000	4,167	10,670	(6,504)
Irrigation Maintenance & Repair	10,000	4,166	5,102	(934)
Landscape Inspection Services	8,400	3,500	3,500	0
Landscape Maintenance	91,356	38,065	73,635	(35,570)
Ornamental Lighting & Maintenance	1,000	417	1,000	(583)
Property Insurance	38,727	38,727	36,177	2,550
Total Other Physical Environment	162,899	92,458	133,297	(40,839)
Parks & Recreation				
Access Control Maintenance & Repair	5,000	2,083	1,540	543
Clubhouse Facility Janitorial Supplies	5,000	2,083	296	1,788
Clubhouse Janitorial Services	22,000	9,167	8,115	1,051
Computer Support, Maintenance & Repair	1,500	625	295	330
Employee - Mileage Reimbursement	350	146	617	(471)
Landscape & Irrigation Maintenance	39,600	16,500	0	16,500
Maintenance & Repairs	15,000	6,250	10,108	(3,858)
Management Contract	46,295	19,290	21,936	(2,646)
Office Supplies	5,000	2,083	1,300	783
Pest Control	2,500	1,042	995	47
Pest Control & Termite Bond	750	312	0	312
Playground Equipment & Maintenance	3,500	1,458	0	1,459
Pool Furniture Replacement	5,000	2,084	0	2,083
Pool Permits	375	0	0	0
Pool Repair & Maintenance	2,000	833	0	833
Pool Service Contract	13,200	5,500	5,500	0
Security & Fire Monitoring Services	750	313	0	313
Security System	6,000	2,500	0	2,500
Telephone, Internet, Cable	2,500	1,042	791	251
Total Parks & Recreation	176,320	73,310	51,492	21,818
Special Events				
Special Events	8,000	3,333	3,677	(344)
Total Special Events	8,000	3,333	3,677	(344)

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Contingency				
Miscellaneous Contingency	2,000	834	8,951	(8,117)
Reserve Study	3,500	1,458	0	1,459
Total Contingency	5,500	2,292	8,951	(6,658)
Total Expenditures	625,069	292,728	313,748	(21,021)
Total Excess of Revenues Over(Under) Expenditures	0	332,341	316,691	15,650
Fund Balance, Beginning of Period	0	0	25,001	(25,001)
Total Fund Balance, End of Period	0	332,341	341,692	(9,351)

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8,453	(8,453)
Special Assessments				
Tax Roll	456,026	456,026	458,224	(2,198)
Total Revenues	<u>456,026</u>	<u>456,026</u>	<u>466,677</u>	<u>(10,651)</u>
<b>Expenditures</b>				
Debt Service				
Interest	301,026	301,026	151,494	149,533
Principal	155,000	155,000	0	155,000
Total Debt Service	<u>456,026</u>	<u>456,026</u>	<u>151,494</u>	<u>304,533</u>
Total Expenditures	<u>456,026</u>	<u>456,026</u>	<u>151,494</u>	<u>304,533</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>315,183</u>	<u>(315,183)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,585)	8,585
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,585)</u>	<u>8,585</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>397,743</u>	<u>(397,743)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>704,341</u>	<u>(704,341)</u>

**Eagle Pointe Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	98	(98)
Total Revenues	<u>0</u>	<u>0</u>	<u>98</u>	<u>(98)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>98</u>	<u>(98)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,584	(8,584)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,584</u>	<u>(8,584)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(8,574)</u>	<u>8,574</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>108</u>	<u>(108)</u>

**Eagle Pointe CDD  
Investment Summary  
February 29, 2024**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of February 29, 2024</u></b>
Regions Series 2020 Revenue	Goldman Sachs Financial Square Government Fund	\$ 400,838
Regions Series 2020 Interest	Goldman Sachs Financial Square Government Fund	324
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Government Fund	236
Regions Series 2020 Reserve	Goldman Sachs Financial Square Government Fund	232,920
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 634,318</u></b>
Regions Series 2020 Acquisition & Construction	Goldman Sachs Financial Square Government Fund	\$ 73
Regions Series 2020 Construction Escrow	Goldman Sachs Financial Square Government Fund	35
<b>Total Capital Projects Fund Investments</b>		<b><u>\$ 108</u></b>

**Eagle Pointe Community Development District**  
**Summary A/R Ledger**  
**From 02/01/2024 to 02/29/2024**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>206, 2221</b>							
	206-001	206 General Fund	Del Webb Bayview HOA	AR00001601	11510	01/01/2024	246.67
	206-001	206 General Fund	Del Webb Bayview HOA	AR00001645	11510	02/01/2024	246.67
	206-001	206 General Fund	Manatee County Tax Collector	AR00001272	12110	10/01/2023	87,254.68
<b>Sum for 206, 2221</b>							<b>87,748.02</b>
<b>206, 2222</b>							
	206-200	206 Debt Service Fund S2020	Manatee County Tax Collector	AR00001272	12110	10/01/2023	70,023.21
<b>Sum for 206, 2222</b>							<b>70,023.21</b>
<b>Sum for 206</b>							<b>157,771.23</b>
<b>Sum Total</b>							<b>157,771.23</b>

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District**  
**Summary A/P Ledger**  
**From 02/01/2024 to 02/29/2024**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>206, 2221</b>						
	206 General Fund	02/02/2024	Damm Good Plumbing & Air Corporation	9329363225	Plumbing Services 02/24	280.00
	206 General Fund	02/28/2024	Eco-Logic Services, LLC	3669	Wetland Maintenance 02/24	10,965.00
	206 General Fund	02/28/2024	Eco-Logic Services, LLC	3668	Lake & Mitigation Services 02/24	545.00
	206 General Fund	02/28/2024	Eco-Logic Services, LLC	3670	Plant Install - Wetland A Buffer 02/24	3,675.00
	206 General Fund	02/28/2024	Eco-Logic Services, LLC	3668	Lake & Mitigation Services 02/24	175.00
	206 General Fund	02/28/2024	Eco-Logic Services, LLC	3668	Lake & Mitigation Services 02/24	1,425.00
	206 General Fund	02/21/2024	Florida Power & Light Company	94944-10112 Autopay	Street Lights # Isles at Bayvi 02/24	3,583.87
	206 General Fund	02/29/2024	Juniper Landscaping of Florida, LLC	253333	Fertilization & Insect and Disease Control 02/24	1,750.00
	206 General Fund	02/27/2024	Manatee County Utilities Department	100153724	02/24 ACH8420 Breakers Ln. 02/24	181.88
	206 General Fund	02/27/2024	Manatee County Utilities Department	100153781	02/24 ACH11450 Moonsail Dr. 02/24	697.27
	206 General Fund	02/27/2024	Manatee County Utilities Department	100153668	02/24 ACH11005 Moonsail Dr. 02/24	190.16
	206 General Fund	02/29/2024	Peace River Electric Cooperative, Inc.	182570001 topay	02/24 Au- 11404 Carter Rd 02/24	32.84
	206 General Fund	02/29/2024	Rizzetta & Company, Inc.	INV0000088018	Out of Pocket Expenses 02/24	154.52
<b>Sum for 206, 2221</b>						<b>23,655.54</b>
<b>Sum for 206</b>						<b>23,655.54</b>
<b>Sum Total</b>						<b>23,655.54</b>

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through February 29, 2024**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$ 7,140,004.10</b>
	<b>Underwriter Discount</b>	<b>157,100.00</b>
	<b>Total Bond Proceeds:</b>	<b>7,297,104.10</b>
	<b>Interest Earnings</b>	<b>1,125.01</b>
	<b>Transfers from Reserve</b>	<b>10,594.66</b>
	<b>Total Inflows:</b>	<b>\$ 7,308,823.77</b>

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 02/29/24</b>
07/29/20	COI	Underwriter Discount	\$ (157,100.00)	Cleared
07/29/20	COI	Rizzetta & Company, Inc.	(35,000.00)	Cleared
07/29/20	COI	Greenburg Traurig, P.A.	(45,000.00)	Cleared
07/29/20	COI	Squire Patton Boggs LLP	(5,000.00)	Cleared
07/29/20	COI	Gray Robinson, P.A.	(40,000.00)	Cleared
07/29/20	COI	Hopping Green & Sams	(38,500.00)	Cleared
07/29/20	COI	Regions Bank	(5,250.00)	Cleared
08/11/20	COI	Imagemaster	(1,250.00)	Cleared
		<b>Total COI Expenses:</b>	<b>(327,100.00)</b>	
08/13/20	CR 1	RIPA & Associates, LLC	(149,076.84)	Cleared
09/02/20	CR 2	Armorock, LLC	(22,675.00)	Cleared
09/02/20	CR 3	Atlantic TNG, LLC	(46,014.20)	Cleared
09/02/20	CR 4	GeoPoint Surveying, Inc.	(3,600.00)	Cleared
09/02/20	CR 5	RIPA & Associates, LLC	(186,631.53)	Cleared
09/29/20	CR 6	Atlantic TNG, LLC	(16,170.90)	Cleared
09/30/20	CR 7	RIPA & Associates, LLC	(474,604.18)	Cleared
11/11/20	CR 8	Armorock, LLC	(82,014.00)	Cleared
11/11/20	CR 9	Atlantic TNG, LLC	(30,939.60)	Cleared
11/11/20	CR 10	County Materials Corporation	(102,858.04)	Cleared
11/11/20	CR 11	RIPA & Associates, LLC	(567,247.57)	Cleared
11/12/20	CR 12	Creative Sign Designs	(4,922.50)	Cleared
11/25/20	CR 13	Masterpiece Design Group	(29,077.25)	Cleared
12/11/20	CR 14	Atlantic TNG, LLC	(9,672.90)	Cleared
12/11/20	CR 15	Kimes Engineering	(5,100.00)	Cleared
12/11/20	CR 16	RIPA & Associates, LLC	(291,528.84)	Cleared
12/17/20	CR 17	KL Eagle Pointe LLC	(118,191.76)	Cleared
12/15/20	CR 18	Atlantic TNG, LLC	(18,866.05)	Cleared
12/15/20	CR 19	Ferguson Waterworks	(45,219.18)	Cleared
12/15/20	CR 20	Mortensen Engineering, Inc	(15,000.00)	Cleared
12/22/20	CR 21	Atlantic TNG, LLC	(2,758.80)	Cleared
12/22/20	CR 22	Eco-Logic Services	(42,325.00)	Cleared
12/22/20	CR 23	Ferguson Waterworks	(20,750.54)	Cleared

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through February 29, 2024**

01/12/21	CR 24	Mortensen Engineering, Inc	(3,760.00)	Cleared
01/12/21	CR 25	Ferguson Waterworks	(32,741.04)	Cleared
01/12/21	CR 26	Armorock, LLC	(5,605.00)	Cleared
01/12/21	CR 27	County Materials Corporation	(21,965.78)	Cleared
01/12/21	CR 28	Eco-Logic Services	(47,625.00)	Cleared
01/12/21	CR 29	Ferguson Waterworks	(213,874.65)	Cleared
01/12/21	CR 30	RIPA & Associates, LLC	(313,074.55)	Cleared
02/28/21	CR 31	Cemex, Inc.	(1,308.00)	Cleared
02/28/21	CR 32	CJC Shell, LLC	(146.10)	Cleared
02/28/21	CR 33	Ferguson Waterworks	(74,933.05)	Cleared
02/28/21	CR 34	Marolf Environmental, Inc.	(44,055.56)	Cleared
02/28/21	CR 35	Mortensen Engineering Inc	(6,000.00)	Cleared
02/28/21	CR 36	RIPA & Associates, LLC	(433,973.08)	Cleared
02/28/21	CR 37	Cemex, Inc.	(25,070.00)	Cleared
02/28/21	CR 38	CJC Shell, LLC	(38,086.32)	Cleared
02/28/21	CR 39	Clearview Land Design	(529.80)	Cleared
03/31/21	CR 41	Ferguson Waterworks	(39,201.36)	Cleared
03/31/21	CR 42	Mortensen Engineering Inc	(9,000.00)	Cleared
04/30/21	CR 40	Maschmeyer	(8,225.00)	Cleared
04/30/21	CR 43	RIPA & Associates, LLC	(448,098.26)	Cleared
04/30/21	CR 44	Creative Sign Designs	(1,731.50)	Cleared
04/30/21	CR 45	Ferguson Waterworks	(17,883.80)	Cleared
04/30/21	CR 46	Maschmeyer	(28,333.00)	Cleared
04/30/21	CR 47	Mortensen Engineering Inc	(5,000.00)	Cleared
05/31/21	CR 48	Clearview Land Design	(182.08)	Cleared
05/31/21	CR 49	Maschmeyer	(34,551.50)	Cleared
05/31/21	CR 50	Masterpiece Design Group	(29,077.25)	Cleared
05/31/21	CR 51	Signature Privacy Wall	(217,639.50)	Cleared
05/31/21	CR 52	Armorock, LLC	(2,368.00)	Cleared
05/31/21	CR 53	Clearview Land Design	(1,317.50)	Cleared
05/31/21	CR 54	Maschmeyer	(464.00)	Cleared
05/31/21	CR 55	Mortensen Engineering Inc	(5,000.00)	Cleared
05/31/21	CR 56	Clearview Land Design	(637.28)	Cleared
05/31/21	CR 57	Ferguson	(90,453.14)	Cleared
05/31/21	CR 58	Level Up Consulting	(26,623.28)	Cleared
05/31/21	CR 59	Maschmeyer	(28,200.00)	Cleared
05/31/21	CR 60	Bonnett Design Group	(1,371.61)	Cleared
05/31/21	CR 61	Clearview Land Design	(745.70)	Cleared
05/31/21	CR 62	Eco-Logic Services	(1,150.00)	Cleared
05/31/21	CR 63	Mortensen Engineering Inc	(8,295.00)	Cleared
06/30/21	CR 64	RIPA & Associates, LLC	(565,602.96)	Cleared
06/30/21	CR 65	RIPA & Associates, LLC	(163,500.26)	Cleared
06/30/21	CR 66	Maschmeyer	(2,954.00)	Cleared
06/30/21	CR 67	RIPA & Associates, LLC	(199,629.91)	Cleared
06/30/21	CR 68	RIPA & Associates, LLC	(312,233.95)	Cleared
07/31/21	CR 69	Clearview Land Design	(1,806.87)	Cleared

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through February 29, 2024**

07/31/21	CR 70	Eco-Logic Services	(10,185.00)	Cleared
07/31/21	CR 71	Level Up Consulting	(3,712.00)	Cleared
07/31/21	CR 72	Maschmeyer	(5,485.00)	Cleared
07/31/21	CR 73	Mortensen Engineering Inc	(7,447.50)	Cleared
08/31/21	CR 74	Fedco Communications & Utilities	(3,675.00)	Cleared
08/31/21	CR 75	RIPA & Associates, LLC	(135,424.88)	Cleared
08/31/21	CR 76	RIPA & Associates, LLC	(97,918.84)	Cleared
08/31/21	CR 77	Level Up Consulting	(7,160.00)	Cleared
08/31/21	CR 78	SiteOne Landscape Supply, LLC	(7,315.48)	Cleared
08/31/21	CR 79	Everde	(8,377.00)	Cleared
10/31/21	CR 80	Clearview Land Design	(1,064.00)	Cleared
10/31/21	CR 81	Everde	(6,291.00)	Cleared
10/31/21	CR 82	Level Up Consulting	(1,640.00)	Cleared
10/31/21	CR 83	Mortensen Engineering Inc	(4,245.00)	Cleared
10/31/21	CR 84	RIPA & Associates, LLC	(7,315.00)	Cleared
10/31/21	CR 85	SiteOne Landscape Supply, LLC	(3,991.29)	Cleared
10/31/21	CR 86	Creative Sign Design	(3,341.00)	Cleared
10/31/21	CR 87	SiteOne Landscape Supply, LLC	(27,693.09)	Cleared
10/31/21	CR 91	Pulte Home Company	(250,000.00)	Cleared
11/30/21	CR 88	Brightview Landscape Development	(5,940.00)	Cleared
11/30/21	CR 89	Clearview Land Design	(3,500.00)	Cleared
11/30/21	CR 90	Fedco Communications & Utilities	(67,968.32)	Cleared
11/30/21	CR 92	Level Up Consulting	(12,500.00)	Cleared
11/30/21	CR 93	Brightview Landscape Development	(42,840.00)	Cleared
11/30/21	CR 94	Brightview Landscape Development	(14,400.00)	Cleared
11/30/21	CR 95	Eco-Logic Services	(16,050.00)	Cleared
11/30/21	CR 96 RET	RIPA & Associates, LLC	(218,729.59)	Cleared
11/30/21	CR 97	Clearview Land Design	(1,119.66)	Cleared
11/30/21	CR 98	Signature Privacy Wall	(8,580.00)	Cleared
12/31/21	CR 99	Brightview Landscape Development	(21,750.30)	Cleared
12/31/21	CR 100	RIPA & Associates, LLC	(24,806.40)	Cleared
12/31/21	CR 101	RIPA & Associates, LLC	(10,000.00)	Cleared
01/31/22	CR 102	Clearview Land Design	(465.00)	Cleared
01/31/22	CR 103	Eco-Logic Services	(3,695.00)	Cleared
01/31/22	CR 104	Fedco Communications & Utilities	(36,839.50)	Cleared
01/31/22	CR 105	Level Up Consulting	(29,316.30)	Cleared
01/31/22	CR 106	SiteOne Landscape Supply, LLC	(2,450.14)	Cleared
01/24/22	CR 107	Level Up Consulting	(22,532.04)	Cleared
01/24/22	CR 108	Mortensen Engineering Inc	(2,000.00)	Cleared
03/04/22	CR 109	Clearview Land Design	(1,080.00)	Cleared
03/04/22	CR 110	Level Up Consulting	(23,227.10)	Cleared
03/04/22	CR 111	Mortensen Engineering Inc	(6,000.00)	Cleared
11/06/23	CR112	KL Eagle Pointe LLC	(14,276.30)	Cleared

**Total Requisitions: (6,981,616.05)**

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020**

**Construction Account Activity Through February 29, 2024**

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Total COI and Requisitions: (7,308,716.05)

Total Outflows: (7,308,716.05)

Series 2020 Construction Fund Balance at February 29, 2024    \$ 107.72

**Eagle Pointe Community Development District  
Notes to Unaudited Financial Statements  
February 29, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/29/2024.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger – Payment Terms**

1. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## Tab 6

**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.*

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Eagle Pointe Community Development District** will be held on **Thursday, February 1, 2024 at 8:30 a.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

Candice Smith	<b>Board Supervisor, Chairman</b>
William Hathaway	<b>Board Supervisor, Vice Chairman</b>
John Leinaweaver	<b>Board Supervisor, Assistant Secretary</b>
Cathy Corelli	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt O’Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Jere Earlywine	<b>District Counsel; Kutak Rock</b>
Shari Leiterman	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
John Fowler	<b>Landscape Specialist, Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. O’Nolan called the meeting to order and performed roll call.

**SECOND ORDER OF BUSINESS**

**PUBLIC COMMENT**

The Board heard comments regarding the budget, a lack of ownership, transparency, HOA responsiveness to residents, lifestyle director, landscaping, and trucks backing up the Del Webb entrance in the mornings.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

A. Clubhouse Manager Report

Mr. McCallister presented his Report to the Board. There were no questions or concerns.

Ms. Leiterman introduced herself to the Board.

B. Landscape Inspection Report

Mr. Fowler presented his Report to the Board.

The Board directed Juniper to remove stakes from all trees over 1 year old.

The Board directed Mr. Fowler to keep an eye on the tree count.

C. District Counsel

1. Discussion of Parking Enforcement

Mr. Earlywine led a discussion on the Traffic Enforcement.

The Board requested Mr. O’Nolan to get towing company proposals.

a. Consideration of Resolution 2024-03 Authorizing Traffic Enforcement Agreement

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors approved Resolution 2024-03 Authorizing Traffic Enforcement Agreement, for the Eagle Pointe Community Development District.

D. District Engineer

Not present. No report

E. District Manager

Mr. O’Nolan announced that the next regular scheduled meeting will be held on Thursday, April 4, 2024 at 8:30 A.M.

1. Presentation of District Manager Report

Mr. O’Nolan presented his report to the Board. He noted that the District is \$24,414 over budget as of 12/31.

2. Presentation of Financial Statement

The Board requested amenity manager provide yearly event calendar and have it posted to the District Website for residents to be able to view and plan.

The Board would like to revisit Non-Resident rates at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors’ Meeting held on November 2, 2023**

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors approved the of Minutes of the Board of Supervisors' Meeting held on November 2, 2023, for the Eagle Pointe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Months of October, November, and December 2023**

On a motion by Mr. Leinaweaver, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for the Months of October (\$78,174.76), November (\$60,412.86), and December 2023 (\$82,497.12), for the Eagle Pointe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Board Member Resumes**

The Board reviewed Resumes for Thomas Dougherty, James Casement, and Ronald Berkowitz.

The Board requested District Manager to send out announcement of Vacant Board seats to the community to seek applicants.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Inspection Services Addendum**

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board approved the Landscape Inspection Services Addendum, for the Eagle Pointe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fire Safety Services**

On a motion by Ms. Corelli, seconded by Mr. Leinaweaver, with all in favor, the Board approved for staff to order two Knox Gate Switches, from VSC Fire & Security, Inc. Proposal #3502, for the Eagle Pointe Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of 4<sup>th</sup> Quarter Website Audit**

The Board reviewed the 4<sup>th</sup> Quarter Website Audit, which showed 100% compliance and no adverse findings.

**TENTH ORDER OF BUSINESS**

**Presentation      of      Permit      Transfer**  
**Completion**

The Board reviewed the letter approving the permit transfer. There were no comments or concerns.

On a motion by Mr. Leinaweaver, seconded by Mr. Hathaway, with all in favor, the Board approved the Resignation of Candice Bain from Seat 1, for the Eagle Pointe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board requested an update on permanent Holiday lighting.

Ms. Corelli requested motion sensor switches be installed in the Amenity Center.

The Board requested to send an eblast to the community regarding the two open Board seats.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors adjourned the meeting at 9:25 a.m., for the Eagle Pointe Community Development District.

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

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

## Tab 7

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures January 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$49,503.04**

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\_\_\_\_\_ Chairperson

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

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

## Eagle Pointe Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Action Security, Inc.	100251	24891	Monthly Monitoring Service 01/24	\$ 195.00
Eco-Logic Services, LLC	100247	3494	Lake & Mitigation Services 12/23	\$ 8,300.00
Florida Power & Light Company	ACH	09468-99440 12/23	11450 Moonsail Dr #AMNTY 12/23	\$ 1,827.81
Florida Power & Light Company	ACH	62286-79491 01/24	8205 Barrier Coast TRL 01/24	\$ 90.90
Florida Power & Light Company	ACH	77602-89491 12/23	11004 Moonsail Dr # Sign 12/23	\$ 37.29
Florida Power & Light Company	ACH	94944-10112 12/23	Street Lights # Isles at Bayvi 12/23	\$ 3,550.08
Innersync Studio, Ltd	100252	21910	Website & Compliance Services - 01/24	\$ 384.38
Jan-Pro of Manasota	100253	79691	Janitorial Services 01/24	\$ 1,623.00
Juniper Landscaping of Florida, LLC	100254	245819	Fertilization & Insect and Disease Control 12/23	\$ 1,150.00
Juniper Landscaping of Florida, LLC	100255	246135	Grounds Maintenance 01/24	\$ 6,189.33
Juniper Landscaping of Florida, LLC	100256	241938	St. Augustine Floratam Sod Replacement 11/23	\$ 3,536.89
Juniper Landscaping of Florida, LLC	100257	246578	Annual Installation 01/24	\$ 3,000.00
Kutak Rock, LLP	100248	3328434	Legal Services 11/23	\$ 1,480.37
Kutak Rock, LLP	100260	3340540	Legal Services 12/23	\$ 560.50
Manatee County Utilities Department	ACH	327091-171006 12/23	11005 Moonsail Dr. 12/23	\$ 98.85

## Eagle Pointe Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	ACH	327091-179344 12/23	8420 Breakers Ln. 12/23	\$ 250.18
Manatee County Utilities Department	ACH	327091-179835 12/23	11450 Moonsail Dr. 12/23	\$ 661.64
PC Consultants	100261	108319	Computer - Email Account & Domain Name Renewal 01/24	\$ 143.88
PC Consultants	100261	108320	Computer - IT Troubleshooting & License Renewal 01/24	\$ 72.00
Peace River Electric Cooperative, Inc.	ACH	182570001 12/23	11404 Carter Rd 12/23	\$ 32.99
Rizzetta & Company, Inc.	100245	INV0000086431	District Management Fees 01/24	\$ 5,088.26
Rizzetta & Company, Inc.	100246	INV0000086356	Annual Dissemination Services 01/24	\$ 5,000.00
Rizzetta & Company, Inc.	100250	INV0000086561	Personnel Reimbursement 01/05/24	\$ 2,728.43
Rizzetta & Company, Inc.	100259	INV0000086862	Personnel Reimbursement 01/19/24	\$ 1,976.84
Spectrum	ACH	0442567122423	Internet Service 01/24	\$ 225.42
Suncoast Pool Service, Inc.	100249	9960	Monthly Pool Maintenance 01/24	\$ 1,100.00
Tier 1 Pest Solutions LLC	100258	47880	Pest Control Services 12/23	\$ 199.00

**Report Total**

**\$ 49,503.04**

**ACTION SECURITY, INC.**  
1505 Manor Rd  
Englewood, FL 34223  
Sales@ActionSecurityFL.com

## Invoice



BILL TO
Isles at Bayview CDD aka Eagle Pointe CDD Isles at Bayview CDD c/o Rizzetta & Company, 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24891	01/01/2024	\$195.00	01/01/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes:  *CCTV assistance with monitoring, video search reports, and technical issues *Database Management *Discounted service rates by eliminating the 2-hour minimum for non- service agreement customers	1	195.00	195.00

FL Contractor ES12001404

**BALANCE DUE**

**\$195.00**

Thank you, we appreciate your business!

**RECEIVED**  
12/31/23

**Eco-Logic Services LLC**

PO Box 18204  
Sarasota, FL 34276

**Invoice**

Date	Invoice #
12/28/2023	3494

**Bill To**

Eagle Point CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Isles at Bayview**

Description	Amount
Wetland Buffer Maintenance in Phase 1A for December 2023	975.00
Wetland Buffer Maintenance in Phase 1B for December 2023	250.00
Wetland Buffer Maintenance in Phase 2 for December 2023	500.00
Wetland Buffer Maintenance in Phase 3 (Wetland J) for December 2023	200.00
Wetland Buffer Maintenance in Phase 3 (Wetland A & part of F) for December 2023	250.00
Upland Preserve Maintenance in Phase 1 for December 2023	225.00
Upland Preserve Maintenance in Phase 2 for December 2023	550.00
Upland Preserve Maintenance in Phase 3 for December 2023	500.00
Upland Preserve Maintenance for additional areas in Phase 3 for December 2023	3,250.00
Lake Maintenance Services in Phase 1A for December 2023	750.00
Lake Maintenance Services in Phase 1B for December 2023	300.00
Lake Maintenance Services in Phase 2 for December 2023	200.00
Lake Maintenance Services in Phase 3 for December 2023	175.00
Maintenance of sump and ditches for December 2023	175.00
<div>RECEIVED 12/28/23</div>	
<b>Total</b>	<b>\$8,300.00</b>

**Phone #** 941-312-1764

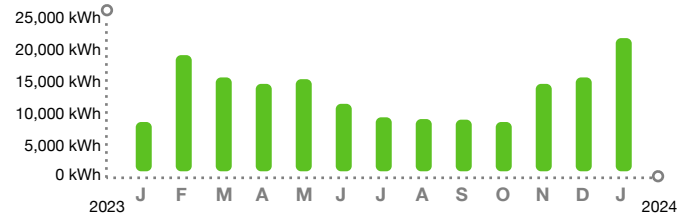
Pete@Eco-Logic-Services.com

**Electric Bill Statement****For:** Dec 6, 2023 to Jan 6, 2024 (31 days)**Statement Date:** Jan 6, 2024**Account Number:** 09468-99440**Service Address:**11450 MOONSAIL DR # AMNTY  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,827.81**

TOTAL AMOUNT YOU OWE

**Jan 29, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	3,369.45
Payments received	-3,369.45
Additional Activity	-555.88
Balance before new charges	-555.88

Total new charges	2,383.69
-------------------	----------

<b>Total amount you owe</b>	<b>\$1,827.81</b>
-----------------------------	-------------------

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after January 29, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after January 17, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

09468-99440

ACCOUNT NUMBER

**\$1,827.81**

TOTAL AMOUNT YOU OWE

**Jan 29, 2024**

NEW CHARGES DUE BY

**\$ Auto pay - DO NOT PAY**

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
09468-99440

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	3,369.45
Payment received - Thank you	-3,369.45
Additional activity	
Credit	-552.00
Deposit Interest	-3.88
Balance before new charges	-\$555.88

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.030690 per kWh)	\$696.66
Fuel: (\$0.037700 per kWh)	\$855.79
Demand: (\$12.93 per KW)	\$568.92

Electric service amount 2,151.35

Gross receipts tax (State tax)	55.20
Florida sales tax (State tax)	153.47
County sales tax (Local tax)	22.08
Taxes and charges	230.75

Regulatory fee (State fee) 1.59

Total new charges \$2,383.69

**Total amount you owe \$1,827.81**

**FPL automatic bill pay - DO NOT PAY**

## METER SUMMARY

Meter reading - Meter KU02723. Next meter reading Feb 7, 2024.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	01752		01525		100		22700
Demand KW	.44				100.00		44

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2024	Dec 6, 2023	Jan 7, 2023
kWh Used	22700	16000	8400
Service days	31	29	25
kWh/day	732	551	336
Amount	\$2,383.69	\$1,739.06	\$1,073.04

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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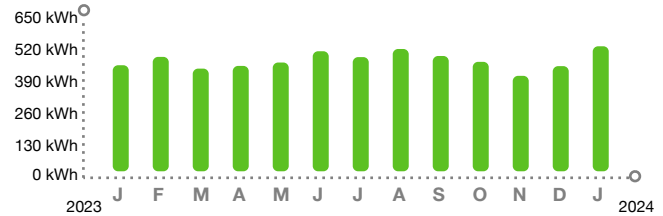
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 12, 2023 to Jan 11, 2024 (30 days)**Statement Date:** Jan 11, 2024**Account Number:** 62286-79491**Service Address:**8205 BARRIER COAST TRL # ENTRY  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$90.90**

TOTAL AMOUNT YOU OWE

**Feb 1, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	79.28
Payments received	-79.28
Balance before new charges	0.00
Total new charges	90.90
<b>Total amount you owe</b>	<b>\$90.90</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after February 01, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after January 22, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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MIAMI FL 33188-0001

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for ways to pay.

62286-79491

ACCOUNT NUMBER

**\$90.90**

TOTAL AMOUNT YOU OWE

**Feb 1, 2024**

NEW CHARGES DUE BY

**\$ Auto pay - DO NOT PAY**

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
62286-79491

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	79.28
Payment received - Thank you	-79.28
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$48.47

Fuel: (\$0.037710 per kWh) \$20.89

Electric service amount 82.04

Gross receipts tax (State tax) 2.11

Florida sales tax (State tax) 5.85

County sales tax (Local tax) 0.84

Taxes and charges 8.80

Regulatory fee (State fee) 0.06

Total new charges \$90.90

Total amount you owe \$90.90

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter ACD2627. Next meter reading Feb 13, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	15052		14498		554

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 11, 2024	Dec 12, 2023	Jan 12, 2023
kWh Used	554	466	470
Service days	30	29	30
kWh/day	18	16	16
Amount	\$90.90	\$79.28	\$74.98

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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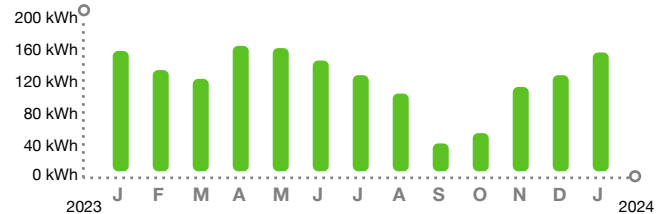
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 6, 2023 to Jan 6, 2024 (31 days)**Statement Date:** Jan 6, 2024**Account Number:** 77602-89491**Service Address:**11004 MOONSAIL DR # SIGN  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$37.29**

TOTAL AMOUNT YOU OWE

**Jan 29, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	35.59
Payments received	-35.59
Balance before new charges	0.00
Total new charges	37.29
<b>Total amount you owe</b>	<b>\$37.29</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after January 29, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after January 17, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

77602-89491

ACCOUNT NUMBER

\$37.29

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
77602-89491

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	35.59
Payment received - Thank you	-35.59
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$0.69

Non-fuel: (\$0.087490 per kWh) \$14.18

Fuel: (\$0.037710 per kWh) \$6.11

Electric service amount 33.66

Gross receipts tax (State tax) 0.86

Florida sales tax (State tax) 2.40

County sales tax (Local tax) 0.35

Taxes and charges 3.61

Regulatory fee (State fee) 0.02

Total new charges \$37.29

**Total amount you owe \$37.29**

**FPL automatic bill pay - DO NOT PAY**

## METER SUMMARY

Meter reading - Meter ACD2629. Next meter reading Feb 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	04528		04366		162

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 6, 2024	Dec 6, 2023	Jan 7, 2023
kWh Used	162	131	164
Service days	31	29	31
kWh/day	5	5	5
Amount	\$37.29	\$35.59	\$35.91

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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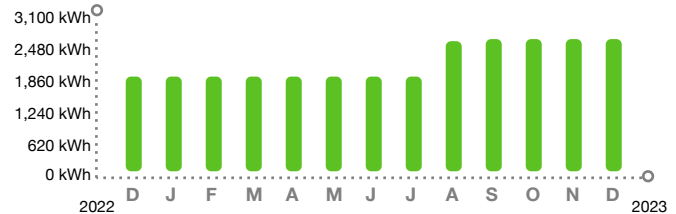
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Nov 20, 2023 to Dec 20, 2023 (30 days)**Statement Date:** Dec 20, 2023**Account Number:** 94944-10112**Service Address:**STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$3,550.08**

TOTAL AMOUNT YOU OWE

**Jan 10, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	3,577.59
Payments received	-3,577.59
Additional Activity	-27.51
Balance before new charges	-27.51
Total new charges	3,577.59
<b>Total amount you owe</b>	<b>\$3,550.08</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after January 10, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after December 31, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: (941) 917-0512  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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The amount enclosed includes  
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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

FPL  
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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

94944-10112

ACCOUNT NUMBER

\$3,550.08

TOTAL AMOUNT YOU OWE

Jan 10, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	3,577.59
Payment received - Thank you	-3,577.59
Additional activity	
Deposit Interest	-27.51
Balance before new charges	-\$27.51

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,333.15
Gross receipts tax (State tax)	5.89
Florida sales tax (State tax)	202.72
County sales tax (Local tax)	33.42
Taxes and charges	242.03
Regulatory fee (State fee)	2.41
Total new charges	\$3,577.59

**Total amount you owe \$3,550.08**

**FPL automatic bill pay - DO NOT PAY**

#### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

### METER SUMMARY

Next bill date Jan 22, 2024.

#### Usage Type

Total kWh used

#### Usage

2794

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 20, 2023	Nov 20, 2023	Dec 20, 2022
kWh Used	2794	2794	2002
Service days	30	28	31
kWh/day	93	100	65
Amount	\$3,577.59	\$3,577.59	\$2,515.29

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 1

ESLA

For: 11-20-2023 to 12-20-2023 (30 days)  
kWh/Day: 93  
Service Address:  
STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226	65	7000	F	127		2,794	
Energy					0.800000		101.60
Non-energy							
Fixtures					10.500000		1,333.50
Maintenance					1.450000		184.15
PMF0001				127			
Non-energy							
Fixtures					9.610000		1,220.47
UCNP				4,464			
Non-energy							
Maintenance					0.048650		217.17
Additional lighting facility charge							
Non-energy							148.21

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 2

ESLA

For: 11-20-2023 to 12-20-2023 (30 days)

kWh/Day: 93

Service Address:

STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							101.60
Non-energy sub total							3,103.50
Sub total						2,794	3,205.10
Energy conservation cost recovery							1.06
Capacity payment recovery charge							0.45
Environmental cost recovery charge							1.23
Storm restoration recovery charge							42.64
Transition rider credit							-11.57
Storm protection recovery charge							8.05
Fuel charge							86.19
<b>Electric service amount</b>							<b>3,333.15</b>
Gross receipts tax (State tax)							5.89
Regulatory fee (State fee)							2.41
Florida sales tax (State tax)							202.72
County sales tax (Local tax)							33.42
<b>Total</b>						<b>2,794</b>	<b>3,577.59</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



# INVOICE

**BILL TO**

Eagle Pointe CDD  
12750 Citrus Park Lane  
Tampa, FL 33625

**INVOICE #** 21910**DATE** 01/01/2024**DUE DATE** 01/16/2024**TERMS** Net 15

---

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	<b>\$384.38</b>

TFR Cleaning Services Inc dba Jan-Pro of  
Manasota  
7361 International Place #408  
Sarasota, FL 34240

# Invoice

1/1/2024 79691

Eagle Pointe CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 20	1/21/2024	259JM

FEES FOR  
JANITORIAL SERVICES; Monthly Cleaning per Agreement - January 2024

1,623.00

**RECEIVED**  
01/02/24

LOCATION: Isles of Bayview 11450 Moonsail Dr Parrish, FL 34221

Sales Tax (0.0%) \$0.00

Total \$1,623.00

Balance Due \$1,623.00

Phone #	Fax #
941-907-8141	941-907-8142

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 245819

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
12/31/23	1/30/2024
Account Owner	PO#
Delfino Agustin	

Item	Amount
<b>#193867 - Eagle Pointe CDD - 2023 Maintenance Contract</b>	
<i>December Palm Fert - 12/12/2023</i>	<i>\$750.00</i>
<i>Insect and Disease Control - 12/12/2023</i>	<i>\$400.00</i>

**Grand Total** **\$1,150.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,150.00	\$3,536.89	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 246135

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
01/01/24	1/31/2024
Account Owner	PO#
Delfino Agustin	

Item	Amount
#250271 - Eagle Pointe CDD - 2024 Maintenance Contract January 2024	\$6,189.33

**Grand Total** \$6,189.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,339.33	\$3,536.89	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 241938

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Delfino Agustin	

Item	Amount
<b>#240845 - Sod Replacement</b>	<b>\$3,536.89</b>
<i>St. Augustine Floratam - 11/30/2023</i>	
<i>Irrigation Repairs/Upgrades/Modifications - 11/30/2023</i>	

**RECEIVED**  
12/04/23

**Grand Total \$3,536.89**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$33,123.49	\$4,151.43	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 246578

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
01/11/24	2/10/2024
Account Owner	PO#
Delfino Agustin	

Item	Amount
<b>#243943 - Annual Flower Installation</b>	<b>\$3,000.00</b>

**Annual Flower Installation**

Scope of work, this proposal is only for annual installation, in front of monument on Barrier Coast Trail, corner of Barrier Coast Trail and Carter Rd, corner of Moon Sail Dr. and Barrier Coast Trail, and at both ends of median along Breakers In.



Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884



Plant Material - 01/08/2024

**RECEIVED**  
01/11/24

**Grand Total      \$3,000.00**

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$10,339.33	\$3,536.89	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 26, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3328434

Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3328434

32923-1

Re: General Counsel

## For Professional Legal Services Rendered

11/02/23	J. Earlywine	2.10	619.50	Prepare for, travel to and from, and attend board meeting; follow-up notes
11/02/23	K. Ibarra	0.20	38.00	Correspondence with district manager regarding project completion certificate; conference with engineer regarding requisition status
11/03/23	A. Ligas	0.20	47.00	Follow up with district manager regarding review and signature of certificate for project completion; research property records for project completion purposes

**KUTAK ROCK LLP**

Eagle Pointe CDD

December 26, 2023

Client Matter No. 32923-1

Invoice No. 3328434

Page 2

11/04/23	J. Earlywine	0.90	265.50	Follow-up regarding project completion; email regarding same; prepare email with notes from Board meeting; analyze case regarding HOA parking authority; review and comment on maintenance map; review property records; address issue regarding sump maintenance; review cost share agreement
11/06/23	J. Earlywine	0.20	59.00	Revise District Manager Certificate; email regarding same
11/06/23	K. Ibarra	0.60	114.00	Prepare requisition; correspondence with district manager regarding engineer's certificate
11/06/23	A. Ligas	0.10	23.50	Follow up on signatures and real estate conveyances for project completion
11/08/23	K. Ibarra	0.10	19.00	Correspondence with district manager regarding status of requisition
11/14/23	J. Earlywine	0.30	88.50	Confer with Bain and Woodard regarding reserve funds; review chart regarding same
11/26/23	K. Ibarra	0.10	19.00	Correspondence with district manager regarding project completion resolution
11/28/23	K. Ibarra	0.10	19.00	Prepare project completion resolution
11/29/23	K. Ibarra	0.10	19.00	Prepare project completion resolution
TOTAL HOURS		5.00		

**KUTAK ROCK LLP**

Eagle Pointe CDD  
December 26, 2023  
Client Matter No. 32923-1  
Invoice No. 3328434  
Page 3

TOTAL FOR SERVICES RENDERED \$1,331.00

DISBURSEMENTS

Travel Expenses 149.37

TOTAL DISBURSEMENTS 149.37

TOTAL CURRENT AMOUNT DUE \$1,480.37

RECEIVED  
12/26/23

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 22, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3340540

Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3340540  
32923-1

Re: General Counsel

## For Professional Legal Services Rendered

12/03/23	L. Whelan	0.30	115.50	Allocation of attorney time relative to legislative monitoring activities
12/09/23	J. Earlywine	0.70	206.50	Review Manatee County ordinances regarding parking; update research regarding same, and review statutory provisions; email regarding parking enforcement options
12/11/23	J. Earlywine	0.30	88.50	Analyze items regarding parking enforcement in Manatee County
12/11/23	S. Sandy	0.30	90.00	Review correspondence regarding towing from CDD roads; confer regarding same
12/11/23	A. Willson	0.20	60.00	Work session with Earlywine regarding parking enforcement
TOTAL HOURS		1.80		

**KUTAK ROCK LLP**

Eagle Pointe CDD

January 22, 2024

Client Matter No. 32923-1

Invoice No. 3340540

Page 2

TOTAL FOR SERVICES RENDERED

\$560.50

TOTAL CURRENT AMOUNT DUE

\$560.50

**RECEIVED**  
01/22/24

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-171006  
EAGLE POINTE CDD  
11005 MOONSAIL DR

BILLING DATE: 27-DEC-2023  
DUE DATE: 17-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						134.77
Payments Received:						134.77
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			129808	132219	2411	
Reclaim Water Common Area						98.85
Total New Charges						98.85
<b>Total Amount Due:</b>						<b>\$98.85</b>

Happy Holidays! Learn what holiday materials can be recycled or thrown away at [www.mymanatee.org/recycling](http://www.mymanatee.org/recycling). Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	11005 MOONSAIL DR
ACCOUNT NUMBER	327091-171006
BILLING DATE	27-DEC-2023
DUE DATE	17-JAN-2024
TOTAL AMOUNT NOW DUE:	\$98.85

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1227A 7000005445 00.0018.0126 5407/1 5407 1 MB 0.561



EAGLE POINTE CDD  
3434 COLWELL AVE  
TAMPA FL 33614-8390



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

000327091200000098850171006

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179344  
EAGLE POINTE CDD  
8420 BREAKERS LN

BILLING DATE: 27-DEC-2023  
DUE DATE: 17-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.41
Payments Received:						0.41
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			19083	25185	6102	
Reclaim Water Common Area						250.18
Total New Charges						250.18
<b>Total Amount Due:</b>						<b>\$250.18</b>

Happy Holidays! Learn what holiday materials can be recycled or thrown away at [www.mymanatee.org/recycling](http://www.mymanatee.org/recycling). Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	8420 BREAKERS LN
ACCOUNT NUMBER	327091-179344
BILLING DATE	27-DEC-2023
DUE DATE	17-JAN-2024
TOTAL AMOUNT NOW DUE:	\$250.18

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1227A 9000000081 00.0000.0074 81/1



EAGLE POINTE CDD  
3434 COLWELL AVE  
TAMPA FL 33614-8390



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

000327091200000250180179344

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179835  
EAGLE POINTE CDD  
11450 MOONSAIL DR

BILLING DATE: 27-DEC-2023  
DUE DATE: 17-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				632.52
			Payments Received:				632.52
			Balance Forward:				0.00
11/17	12/19	32	Wtr Com. Individual Water Usage	4602	4933	331	85.40
			Cost Of Basic Service				63.79
			Reclaim Wtr WasteWtr Cust	11492	12545	1053	43.17
			Reclaim Water Common Area				
			Swr Com Individual Sewer Usage			331	189.00
			Cost Of Basic Service				180.35
			F2_Com. Solid Waste				
			Commercial Can				99.93
			Total New Charges				661.64
<b>Total Amount Due:</b>							<b>\$661.64</b>

Happy Holidays! Learn what holiday materials can be recycled or thrown away at [www.mymanatee.org/recycling](http://www.mymanatee.org/recycling). Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	11450 MOONSAIL DR
ACCOUNT NUMBER	327091-179835
BILLING DATE	27-DEC-2023
DUE DATE	17-JAN-2024
TOTAL AMOUNT NOW DUE:	\$661.64

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1227A 9000000077 00.0000.0070 77/1



EAGLE POINTE CDD  
3434 COLWELL AVE  
TAMPA FL 33614-8390



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

000327091Z000000661640179835

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108319

## INVOICE

### Customer

Name *Eagle Pointe CDD c/o The Rizzetta Company*  
Address *2700 S. Falkenburg Rd. Suite 2745*  
City *Riverview* State *FL* ZIP *33578*  
Phone *Office: 813-933-5571 Ext. 8011; Attn: Gregg Gruhl*

Date *1/23/2024*  
Approved By: *Verbal*  
Rep *Ken Johnson*  
FOB *Renewal - 1 Year*

Qty	Description	Unit Price	TOTAL
1	12 Months Email Essentials for (1) Email Account; 10GB Email Exchange Account hosted By GoDaddy. Email: <i>manager@eaglepointecdd.com</i> Password: <i>Tr***E****1*</i> (* for security) Renews on: <i>01/30/2024</i> Good Thru: <i>01/29/2025</i>	\$107.88	\$107.88
1	12 Month Domain Name Renewal Domain: <i>Eagle PointeCDD.Com</i> Renews on: <i>01/30/2024</i> Good Thru: <i>01/29/2025</i>  <i>Florida Consumer Certificate of Exemption</i> <i>Eagle Pointe CDD</i> <i>Certificate Number: 85-8013730799C-8</i> <i>Expires On: 01/31/2027</i>	\$36.00	\$36.00

SubTotal \$143.88

FL Sales Tax

TOTAL \$143.88

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 10 #VALUE!

RECEIVED  
01/22/24

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108320

## INVOICE

### Customer

Name *Eagle Pointe CDD c/o The Rizzetta Company*  
Address *2700 S. Falkenburg Rd. Suite 2745*  
City *Riverview* State *FL* ZIP *33578*  
Phone *Office: 813-933-5571 Ext. 8011; Attn: Gregg Gruhl*

Date *1/23/2024*  
Approved By: *Verbal - Joe*  
Rep *Ken Johnson*  
FOB *Remote*

Qty	Description	Unit Price	TOTAL
0.6	<i>Labor: 01/17/24 - Remote in w/ AD: 1051794019 per Joe to assist with some issues he is having on HP laptop; New manager Shari will be replacing Joe at EaglePointe in near future; Update Intel Arc Control app, then remove Intel Arc Control app; It was installed on 12/14/2023 &amp; is not a required program; In fact, it may cause some of the lagging performance Joe is experiencing randomly, then returns to normal after a bit; Also remove unneeded "fluff" program Intel Computing Improvement program, taking CPU resources of laptop with no real benefit; Uninstall Intel Drivers &amp; Support Assistant program; Uninstall HP Docks &amp; Display Diagnostics program; Run HP Support Assistant (new version); Add AVG Internet Security 1 Yr 3 PC license &amp; activate per Joe; Reboot laptop; Run CC; Purge 4.88GB junk files, fix 54 registry issues; Joe to monitor laptop performance after these changes, additions, fixes, deletions; Joe will reach out asap if it slows down again so I can analyze the issue in real time as it's occurring.</i> <b>Actual PCC Remote Time: 10:48AM - 11:24AM = .6 Hrs</b> <b>Billed Time: .6 Hrs @ \$70 Per Hr</b>	\$70.00	\$42.00
1	<i>AVG Internet Security; 1 Yr 3 PC's; Downloaded</i> <u><i>License Key:</i></u> <i>IE4H2-ZLZXN-4S2EG-QFO39-HHD9X-92BXD</i> <i>Activated: 01/17/2024; Expires: 01/16/2025</i>  <i>Address: 11450 Moonsail Drive, Rubonia, FL 34221</i>  <i>Florida Consumer Certificate of Exemption</i> <i>Eagle Pointe CDD</i> <i>Certificate Number: 85-8013730799C-8</i> <i>Expires On: 01/31/2027</i>	\$30.00	\$30.00

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

SubTotal \$72.00

FL Sales Tax

TOTAL \$72.00

**RECEIVED**  
01/23/24

Thank You For Your Order!



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care**  
**Pay by Phone**  
**Outage**  
**Website**

800-282-3824 8am - 5pm M-F  
855-386-9924 24/7  
800-282-3824 24/7  
www.preco.coop



**EAGLE POINTE CDD**  
**CANICE SMITH**

Bill Date  
Account #  
Member #

01/02/2024  
182570001  
200199

**TOTAL  
AMOUNT DUE**

**\$32.99**

Bank Draft is  
scheduled for  
01/23/2024

## Monthly Energy Use

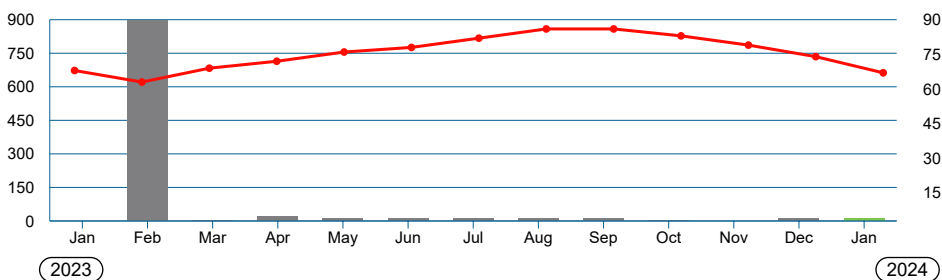
Kilowatt Hours

Previous Months

Current Month

Avg Temp

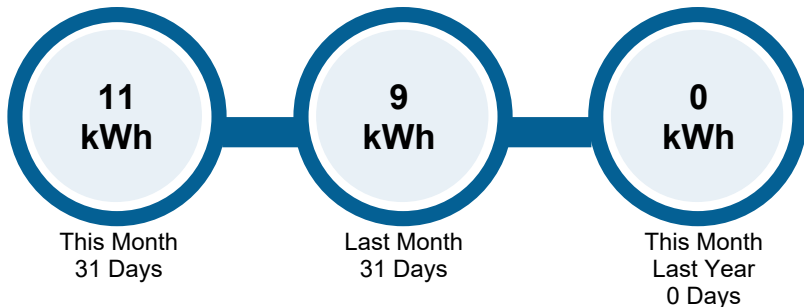
Temp



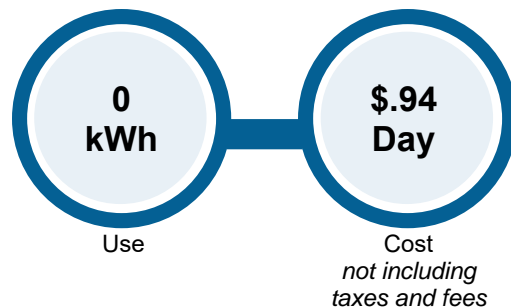
**RECEIVED**  
01/04/24

Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account #  
Service Address

182570001  
11404 CARTER RD

**Bank Draft Amount** **\$32.99**  
is scheduled for 01/23/2024

☐ Check here to indicate address or phone # change on back.



EAGLE POINTE CDD  
CANICE SMITH  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

4 674

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



110260182570001000003299000004299010220247

**Account**  
182570001

**Service Address**  
11404 CARTER RD

**Service Description**  
IRRIGATION

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38346673	11/26/2023	12/27/2023	988	999	1.0	11	0.018
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$32.79			
Payment(s) Made				-\$32.79			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$32.99			
<b>Total Amount Due</b>				<b>\$32.99</b>			
				<b>GS-S</b>			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				11 kWh @ 0.121			
				\$1.33			
				CPA			
				11 kWh @ -0.013			
				-\$0.14			
				Property Tax Recovery Fee			
				\$0.61			
				Gross Receipts Tax			
				\$0.76			
				Florida Sales Tax			
				\$2.12			
				Manatee County Tax			
				\$0.31			
				<b>Total Current Charges</b>			
				<b>\$32.99</b>			
				<b>Bank Draft Amount</b>			
				<b>\$32.99</b>			



**\$100,000**  
**College Scholarships available**  
**Application deadline is February 28.**  
[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

- ☐ Mailing Address or Phone Number Changes
- ☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail

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

Invoice

Date	Invoice #
1/1/2024	INV0000086431

Bill To:

EAGLE POINTE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00206

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$417.67	\$417.67
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,865.67	\$1,865.67
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,088.26
Total			\$5,088.26

RECEIVED  
12/22/23

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

Invoice

Date	Invoice #
1/1/2024	INV0000086356

Bill To:

EAGLE POINTE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00206

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$5,000.00	\$5,000.00
Subtotal			\$5,000.00
Total			\$5,000.00

RECEIVED  
12/22/23

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

# Invoice

Date	Invoice #
1/5/2024	INV0000086561

**Bill To:**

Eagle Pointe CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00060

[illegible]

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

# Invoice

Date	Invoice #
1/19/2024	INV0000086862

**Bill To:**

Eagle Pointe CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00060

[illegible]

RECEIVED  
01/19/24

December 24, 2023

Invoice Number: 0442567122423  
Account Number: **8337 12 015 0442567**

Security Code:

Service At: 11450 MOONSAIL DR  
PARRISH FL 34219-1872**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 12/24/23 through 01/23/24  
details on following pages

Previous Balance	169.92
Payments Received -Thank You!	-169.92
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	24.99
Spectrum Business™ Internet	177.97
Spectrum Business™ Voice	19.99
Taxes, Fees and Charges	2.47
Current Charges	\$225.42
YOUR AUTO PAY WILL BE PROCESSED 01/11/24	
<b>Total Due by Auto Pay</b>	<b>\$225.42</b>

**RECEIVED**  
01/05/2024

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 24 12252023 NNNNNNNN 01 995373EAGLEPOINT COMMUNITY DEVELOPMENT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

December 24, 2023

**EAGLEPOINT COMMUNITY**Invoice Number: 0442567122423  
Account Number: 8337 12 015 0442567  
Service At: 11450 MOONSAIL DR  
PARRISH FL 34219-1872**Total Due by Auto Pay** **\$225.42**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712015044256700225425



Invoice Number: 0442567122423  
 Account Number: 8337 12 015 0442567  
 Security Code:

EAGLEPOINT COMMUNITY DEVELOPMENT

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 12252023 NNNNNNNN 01 995373

### Charge Details

Previous Balance		169.92
EFT Payment	12/11	-169.92
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/24/23 will appear on your next bill.

Service from 12/24/23 through 01/23/24

### Spectrum Business™ TV

Spectrum Business TV	24.99
Essentials	
	<b>\$24.99</b>

**Spectrum Business™ TV Total \$24.99**

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Gig	299.99
Promotional Discount	-150.00
Business WiFi	7.99
	<b>\$177.97</b>

**Spectrum Business™ Internet Total \$177.97**

### Spectrum Business™ Voice

<b>Phone number (941) 981-5846</b>	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$19.99**

### Taxes, Fees and Charges

Communications Services Tax	2.47
<b>Taxes, Fees and Charges Total</b>	<b>\$2.47</b>

**Current Charges \$225.42**  
**Total Due by Auto Pay \$225.42**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.20, Florida CST \$1.73, Sales Tax \$0.02, TRS Surcharge \$0.09.

Continued on the next page....

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 0442567122423  
Account Number: 8337 12 015 0442567  
Security Code:

EAGLEPOINT COMMUNITY DEVELOPMENT

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 NO RP 24 12252023 NNNNNNNN 01 995373

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).



Invoice Number:  
Account Number::  
Security Code:

Eaglepoint Community Development  
0442567122423  
8337 12 015 0442567



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 NO RP 24 12252023 NNNNNNNN 01 995373



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
1/1/2024	9960

Bill To
Eagle Pointe CDD

P.O. No.	Terms	Project
Jan 2024	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,100.00	1,100.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
12/28/23

Total	\$1,100.00
-------	------------



**Tier 1 Pest Solutions  
LLC**  
3902 Corporex Park Dr 450  
Tampa, FL 33619  
(813) 280-9260

**Eagle Point CDD**  
3434 Colwell Ave, Ste  
200  
Tampa, FL 33614

**Invoice**  
11450 Moonsail Drive

INVOICE NO.      ACCOUNT NUMBER  
**47880      12814**

INVOICE DATE  
**12/06/2023**

LICENSE

DUE DATE (NET 0 TERMS)

**Upon Receipt**

AMOUNT DUE

**\$199.00**

Community Center (Acct #: 12814)

ITEM	QUANTITY	PRICE	SUBTOTAL
Monthly Commercial	1	\$199.00	\$199.00
		\$0.00	\$0.00

Additional Notes

A late fee of \$15 will be added to all invoices that are 5 or more days past due.  
National Emergency Poison Control: (800)222-1222

<b>Subtotal</b>	<b>\$199.00</b>
<b>Total</b>	<b>\$0.00</b>
<b>Discounts</b>	
<b>Taxes</b>	<b>\$0.00</b>
<b>Invoice Total</b>	<b>\$199.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$199.00</b>

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures February 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$40,733.58**

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\_\_\_\_\_ Chairperson

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

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

## Eagle Pointe Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Action Security, Inc.	100263	25147	Monthly Monitoring Service 02/24	\$ 195.00
Action Security, Inc.	100278	25216	Service Call 02/24	\$ 760.00
Candice Bain	100265	CB020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Catherine Corelli Chianese	100266	CC020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Eagle Pointe CDD			Debit Card Replenishment 02/06/24	\$ 490.18
Eagle Pointe CDD			Debit Card Replenishment 02/08/24	\$ 645.57
Eagle Pointe CDD			Debit Card Replenishment 02/14/24	\$ 570.20
Eco-Logic Services, LLC	100267	3581	Lake & Mitigation Services 01/24	\$ 2,225.00
Florida Power & Light Company	ACH	09468-99440 01/24	11450 Moonsail Dr #AMNTY 01/24	\$ 2,329.68
Florida Power & Light Company	ACH	62286-79491 02/24	8205 Barrier Coast TRL 02/24	\$ 88.72
Florida Power & Light Company	ACH	77602-89491 01/24	11004 Moonsail Dr # Sign 01/24	\$ 34.63
Florida Power & Light Company	ACH	94944-10112 01/24	Street Lights # Isles at Bayvi 01/24	\$ 3,572.47
Illuminations Holiday Lighting, LLC	100275	56224	Holiday Lighting and Decoration Deposit 02/24 (2 of 2)	\$ 4,871.25

## Eagle Pointe Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jan-Pro of Manasota	100268	1289	Janitorial Supplies 01/24	\$ 90.11
Jan-Pro of Manasota	100268	80084	Janitorial Services 02/24	\$ 1,623.00
John Leinaweaver	100269	JL020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Juniper Landscaping of Florida, LLC	100270	249300	Insect and Disease Control 01/24	\$ 400.00
Juniper Landscaping of Florida, LLC	100274	250509	Grounds Maintenance 02/24	\$ 6,189.33
Kutak Rock, LLP	100279	3353203	Legal Services 01/24	\$ 1,066.00
Manatee County Utilities Department	ACH	327091-171006 01/24	11005 Moonsail Dr. 01/24	\$ 140.18
Manatee County Utilities Department	ACH	327091-179344 01/24	11005 Moonsail Dr. 01/24	\$ 196.31
Manatee County Utilities Department	ACH	327091-179835 01/24	11450 Moonsail Dr. 01/24	\$ 580.21
Nick Knows LLC	100280	EPCDD84	Pressure Wash & Sign/Lock Box Install 02/24	\$ 1,500.00
Peace River Electric Cooperative, Inc.	ACH	182570001 01/24	11404 Carter Rd 01/24	\$ 32.86
Rizzetta & Company, Inc.	100262	INV0000087048	District Management Fees 02/24	\$ 5,088.26
Rizzetta & Company, Inc.	100264	INV0000087170	Personnel Reimbursement 02/02/24	\$ 4,113.34

**Eagle Pointe Community Development District**

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100273	INV0000087193	Out of Pocket Expenses 01/24	\$ 80.82
Rizzetta & Company, Inc.	100277	INV0000087687	Personnel Reimbursement 02/16/24	\$ 1,526.04
Spectrum	ACH	0442567012424	Internet Service 02/24	\$ 225.42
Suncoast Pool Service, Inc.	100271	10037	Monthly Pool Maintenance 02/24	\$ 1,100.00
Tier 1 Pest Solutions LLC	100276	53041	Pest Control Services 01/24	\$ 199.00
William J Hathaway	100272	WH020124	Board of Supervisors Meeting 02/01/24	\$ <u>200.00</u>
<b>Report Total</b>				<b>\$ <u>40,733.58</u></b>

**ACTION SECURITY, INC.**  
1505 Manor Rd  
Englewood, FL 34223  
Sales@ActionSecurityFL.com

## Invoice

**BILL TO**

Isles at Bayview CDD aka Eagle  
Pointe CDD  
Isles at Bayview CDD  
c/o Rizzetta & Company, 5844 Old  
Pasco Rd Ste 100 Wesley Chapel, FL  
33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25147	02/01/2024	\$195.00	02/01/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes:  *CCTV assistance with monitoring, video search reports, and technical issues *Database Management *Discounted service rates by eliminating the 2-hour minimum for non-service agreement customers	1	195.00	195.00

FL Contractor ES12001404

**BALANCE DUE**

**\$195.00**

Thank you, we appreciate your business!

**RECEIVED**  
01/31/24

ACTION SECURITY, INC.  
1505 Manor Rd  
Englewood, FL 34223  
Sales@ActionSecurityFL.com

Invoice



BILL TO
Eagle Pointe CDD aka Isles at Bayview CDD Isles at Bayview CDD c/o Rizzetta & Company, 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25216	02/08/2024	\$760.00	03/07/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 1/22 & 1/26/2024 Provided service to checkout reported issues with cards not working at the front door to the Lounge, side door and side pool entrance gate closest to the mailboxes. Troubleshoot reader. Also needed to return to troubleshoot NVR and get cameras online. Was able to get systems back up and operational.	4	160.00	640.00
<b>Trip charge</b>	2	60.00	120.00

FL Contractor ES12001404

BALANCE DUE

\$760.00

Thank you, we appreciate your business!

RECEIVED  
02/13/24

**EAGLE POINTE CDD**

Meeting Date: February 1, 2024

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Candice Bain	<input checked="" type="checkbox"/>	CB020124
Cathy Corelli Chianese	<input checked="" type="checkbox"/>	CC020124
Paul Martin	<input type="checkbox"/>	
John Leinaweaver	<input checked="" type="checkbox"/>	JL020124
William Hathaway	<input checked="" type="checkbox"/>	WH020124

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.****EXTENDED MEETING TIMECARD****RECEIVED**  
02/01/24

Meeting Start Time:	4:30
Meeting End Time:	9:25
Total Meeting Time:	

Time Over \_\_\_\_\_ ( 3 ) Hours:

Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	
Mileage to Charge	

DM Signature: \_\_\_\_\_



## Eagle Pointe CDD Clubhouse Debit Card For the Month

Limit \$1,500.00  
February 2024

02/05/24

*All Expenditures must be supported by receipts in order to be eligible for reimbursement. Attach all receipts to this form.*

				Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repairs	Office Supplies	Misc. Contingency
				001-57200-4647	001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount			
12/13/23	Spectrum	Mobile Plan - Joe's Phone	(29.96)			(29.96)
12/17/23	Adobe Inc.	Adobe Acrobat Monthly Subscription	(19.99)		(19.99)	
12/21/23	Lowe's	Cable Ties	(35.27)	(35.27)		
01/16/24	Amazon	Weather Resistant Bulletin Board	(404.96)		(404.96)	
	TOTAL	001-10201-206	(490.18)	(35.27)	(424.95)	(29.96)

DM Approval:

Nat Shal

Date:

02/05/24



OCTOBER 23 - NOVEMBER 22

# Statement Details

Mobile

Account Holder Information 

AMOUNT DUE

\$29.96

Your Auto Pay is scheduled for  
December 13.

## Previous Account Activity

Previous Balance	\$0.00 
Credits and Payments	\$0.00

Remaining Balance \$0.00 ^

Services \$29.99

Unlimited Line \$29.99 ^

As a Spectrum Internet customer, you're getting the best deal on our Unlimited plan.

Joe - Phone \$29.99

Unlimited \$29.99  
November 23 - December 22

Devices \$0.00

Joe - Phone \$0.00

Additional Charges \$0.00

Credits

\$0.00

Amount Due

\$29.96

Your Auto Pay is scheduled for  
**December 13.**

Included Taxes, Fees & Charges

^

Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.19
Florida Communications Services Tax	\$0.12
Local Communications Services Tax	\$0.04



Adobe Inc.  
345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information

Invoice Number	2632208698
Invoice Date	17-DEC-2023
Payment Terms	Credit Card
Purchase Order	AB03230300300CUS
Order Number	7132998249
Customer Number	1273359183
Currency	USD

Bill To

Joe McCallister  
FL 33579

INVOICE

Item Details

Service Term: 17-DEC-2023 to 16-JAN-2024

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000066	Acrobat Pro	1	EA	19.99	19.99	0.00%	0.00	19.99

Invoice Total

NET AMOUNT (USD)	19.99
TAXES (SEE DETAILS FOR RATES)	0.00
GRAND TOTAL (USD)	19.99

Comments:

Billing Contact

<https://helpx.adobe.com/contact.html>

Thank you for your business!



LOWE'S HOME CENTERS, LLC  
8740 US 301 NORTH  
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: FSTLAN02 3103545 TRANS#: 768536250 12-21-23

5259686 60-IN NAT CABLE TIES 15-C	29.98
307985 PS 8.5IN STAINLESS STEEL	2.98

SUBTOTAL:	32.96
TOTAL TAX:	2.31
INVOICE 99985 TOTAL:	35.27
DEBITVISA:	35.27
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX3814 AMOUNT: 35.27 AUTHCD: 093598

CHIP REFID:345309985053 12/21/23 11:41:17

\*PIN VERIFIED

TRACE : 985053 RETRIEVAL: 345309985053

PURCHASE CASH BACK TOTAL DEBIT

35.27	0.00	35.27
-------	------	-------

TUR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 3453 TERMINAL: 09 12/21/23 11:41:26

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

FOR MORE DETAILS, VISIT [LOWES.COM/LOWESTPRICEGUARANTEE](http://LOWES.COM/LOWESTPRICEGUARANTEE)

\*\*\*\*\*

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: <a href="http://www.lowes.com/survey">www.lowes.com/survey</a>	*
*	Y O U R I D #999851 345313 558738	*
*		*

*	NO PURCHASE NECESSARY TO ENTER OR WIN.	*
*	VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.	*
*	OFFICIAL RULES & WINNERS AT: <a href="http://www.lowes.com/survey">www.lowes.com/survey</a>	*

\*\*\*\*\*



### Final Details for Order #111-1005279-8956207

Order Placed: January 16, 2024

Amazon.com order number: 111-1005279-8956207

Order Total: \$404.96

Shipped on January 16, 2024			
Items Ordered		Price	
1 of: 2024 Monthly Planner/Calendar - Monthly Planner 2024, Jan. 2024 - Dec. 2024, 12-Month Planner with Tabs & Pocket & Label, Contacts and Passwords, 8.5" x 11", Thick Paper, Twin-Wire Binding - Black by Artfan		\$8.97	
Sold by: Artfan ( <a href="#">seller profile</a> )			
Business Price			
Condition: New			
<b>Shipping Address:</b>		Item(s) Subtotal:	\$8.97
Joseph McCallister		Shipping & Handling:	\$0.00
11450 Moonsail Dr			-----
PARRISH, FL 34219		Total before tax:	\$8.97
United States		Sales Tax:	\$0.00
<b>Shipping Speed:</b>			-----
FREE Prime Delivery		<b>Total for This Shipment:</b>	<b>\$8.97</b>
			-----

Shipped on January 17, 2024			
Items Ordered		Price	
1 of: Swansea Weather Resistant Enclosed Bulletin Board Gray Fabric Displays Boards Wall Mounted Notice Board with Aluminum Frame, 48x34 inches		\$395.99	
Sold by: Swan Sea ( <a href="#">seller profile</a> )			
Business Price			
Condition: New			
<b>Shipping Address:</b>		Item(s) Subtotal:	\$395.99
Joseph McCallister		Shipping & Handling:	\$0.00
11450 Moonsail Dr			-----
PARRISH, FL 34219		Total before tax:	\$395.99
United States		Sales Tax:	\$0.00
<b>Shipping Speed:</b>			-----
FREE Prime Delivery		<b>Total for This Shipment:</b>	<b>\$395.99</b>
			-----

Payment information			
<b>Payment Method:</b>		Item(s) Subtotal:	\$404.96
Visa   Last digits: 3814		Shipping & Handling:	\$0.00
<b>Billing address</b>			-----
Joe McCallister		Total before tax:	\$404.96
3434 COLWELL AVE		<b>Estimated Tax:</b>	<b>\$0.00</b>

TAMPA, FL 33614-8390  
United States

-----

**Grand Total: \$404.96**

**Credit Card transactions**

Visa ending in 3814: January 17, 2024: \$404.96

To view the status of your order, return to [Order Summary](#) .

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Eagle Pointe CDD  
Clubhouse Debit Card  
For the Month

Limit \$1,500.00  
February 2024

02/08/24

All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repairs	Office Supplies	Holiday Decorations	Misc. Contingency
				001-57200-4647	001-57200-5101	001-53900-4680	001-57900-6409
Date	Vendor Name	Description	Amount				
01/12/24	Spectrum	Mobile Plan - Joe's Phone	(29.99)				(29.99)
01/16/24	Amazon	File Cabinet	(296.00)		(296.00)		
01/16/24	Amazon	Power Strip Tower, Set Desk Accessory Kit	(48.43)		(48.43)		
01/17/24	Adobe Inc.	Adobe Acrobat Monthly Subscription	(19.99)		(19.99)		
01/26/24	Amazon	Table Tennis Rackets, Foosball Table Cover	(76.47)				(76.47)
01/26/24	Amazon	Dog Poop Bags, Tennis Balls	(40.69)				(40.69)
01/27/24	Dollar Tree	Valentine Decorations	(23.75)			(23.75)	
01/31/24	Dollar Tree	Valentine Decorations	(21.25)			(21.25)	
02/01/24	Gator Air Conditionng	Service Call and Assessment	(89.00)	(89.00)			
	TOTAL	001-10201-206	(645.57)	(89.00)	(364.42)	(45.00)	(147.15)

DM Approval: Matt O'Nolan

Date: 02/08/24



NOVEMBER 23 - DECEMBER 22

## Statement Details

Mobile

AMOUNT DUE

Account Holder Information 

**\$29.99**

Your Auto Pay is scheduled for  
**January 12.**

### Previous Account Activity

Previous Balance

\$29.96 

Credits and Payments	-\$29.96 ^
Auto Pay Payment - Visa ending in 3814	-\$29.96
Paid on December 13	
Remaining Balance	\$0.00 ^
Services	\$29.99
Unlimited Line	\$29.99 ^
As a Spectrum Internet customer, you're getting the best deal on our Unlimited plan.	
Joe - Phone	\$29.99
Unlimited	\$29.99
December 23 - January 22	

Devices \$0.00

Joe - Phone \$0.00

Additional Charges \$0.00

Credits \$0.00

Amount Due \$29.99

Your Auto Pay is scheduled for  
January 12.

Included Taxes, Fees & Charges ^

Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.19
Florida Communications Services Tax	\$0.12

Local Communications Services Tax

\$0.04



## Unlimited Mobile-\$29.99 on every line

Add Spectrum Mobile for unlimited talk, text and data on every line. Get a better way to connect your team on the go.

Switch today

LEGAL DISCLOSURE: Limited time offer; subject to change. Service not available in all areas. Per line activation fee, Spectrum Business Internet and Auto-pay required. Other restrictions apply. Visit

<https://www.spectrum.com/policies/mobile-terms> for full terms and conditions.



Final Details for Order #111-4452743-3442632

Order Placed: January 16, 2024

Amazon.com order number: 111-4452743-3442632

Order Total: \$296.00

Shipped on January 16, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: Tribesigns 55 inches Executive Desk and 43" lateral File Cabinet, L-Shaped Computer Desk Home Office Furniture with Drawers and Storage Shelves, Office Table with Cabinet (Walnut, 55)	\$296.00
Sold by: LITTLE TREE (seller profile)   Product question? (Ask Seller)	
Business Price	
Condition: New	
<b>Shipping Address:</b> Joseph McCallister 11450 Moonsail Dr PARRISH, FL 34219 United States	Item(s) Subtotal: \$296.00 Shipping & Handling: \$0.00 ----- Total before tax: \$296.00 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$296.00</b> -----
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 3814	Item(s) Subtotal: \$296.00 Shipping & Handling: \$0.00 ----- Total before tax: \$296.00 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$296.00</b>
<b>Billing address</b> Joe McCallister 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	
<b>Credit Card transactions</b>	Visa ending in 3814: January 16, 2024: \$296.00

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-0010284-4386626

Order Placed: January 16, 2024

Amazon.com order number: 111-0010284-4386626

Order Total: \$48.43

**Shipped on January 17, 2024**

Items Ordered	Price
1 of: Office Supplies Set Desk Accessory Kit, Acrylic Stapler Set Staple Remover, Tape Dispenser, Binder Clips, Paper Clips, Ballpoint Pen and Scissor with 1000 Pieces 26/6 Staples (Rose Gold) Sold by: JanGeo (seller profile)   Product question? (Ask Seller) Condition: New	\$19.99
1 of: BEVA Power Strip Tower with USB Ports, 16 in 1 Surge Protector Tower, 12 AC and 4 USB Ports, 10 FT Extension Cord with Multiple Outlets, Dorm Room Essentials Office Supplies Office Organization Sold by: Saixin-US (seller profile) Business Price Condition: New	\$28.44

**Shipping Address:**

Joseph McCallister  
11450 Moonsail Dr  
PARRISH, FL 34219  
United States

Item(s) Subtotal: \$48.43

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$48.43

Sales Tax: \$0.00

**Total for This Shipment: \$48.43**

**Payment information**

**Payment Method:**

Visa | Last digits: 3814

Item(s) Subtotal: \$48.43

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$48.43

**Estimated Tax: \$0.00**

**Grand Total: \$48.43**

**Credit Card transactions**

Visa ending in 3814: January 17, 2024: \$48.43

To view the status of your order, return to [Order Summary](#).

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345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

#### Invoice Information

Invoice Number	2658116356
Invoice Date	17-JAN-2024
Payment Terms	Credit Card
Purchase Order	AB03230300300CUS
Order Number	7132998249
Customer Number	1273359183
Currency	USD

#### Bill To

Joe McCallister  
FL 33579

## INVOICE

### Item Details

Service Term: 17-JAN-2024 to 16-FEB-2024

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000066	Acrobat Pro	1	EA	19.99	19.99	0.00%	0.00	19.99

### Invoice Total

NET AMOUNT (USD) 19.99

TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 19.99

#### Comments:

#### Billing Contact

<https://helpx.adobe.com/contact.html>

Final Details for Order #113-9784192-6293002

Order Placed: January 26, 2024

Amazon.com order number: 113-9784192-6293002

Order Total: \$76.47

Shipped on January 26, 2024

Items Ordered

1 Of: Liliul 8 Pieces Table Tennis Rackets Bulks Table Tennis Paddles Set Portable Table Tennis Accessories with 12 Table Tennis Balls and 4 Storage Bags for Indoor Outdoor Games

Sold by: Xianewqia (seller profile)

Business Price

Condition: New

Price

\$27.79

Shipping Address:

Joseph McCallister  
11450 Moonsail Dr  
PARRISH, FL 34219  
United States

Item(s) Subtotal: \$27.79

Shipping & Handling: \$0.00

Total before tax: \$27.79

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$27.79

Shipped on January 26, 2024

Items Ordered

1 of: TOHONFOO Foosball Table Cover Soccer Table Cover Outdoor/Indoor Heavy Duty Water-Resistant 210D Oxford Fabric Universal GameTable Protection with Inner Storage Bag

Sold by: honfoo (seller profile)

Condition: New

Price

\$19.99

Shipping Address:

Joseph McCallister  
11450 Moonsail Dr  
PARRISH, FL 34219  
United States

Item(s) Subtotal: \$19.99

Shipping & Handling: \$0.00

Total before tax: \$19.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$19.99

Shipped on January 27, 2024

Items Ordered

1 Of: Coopay Air Hockey Pushers and Thicker Air Hockey Pucks, Goal Handles Paddles Replacement Accessories for Game Tables (4 Striker, 4 Puck Pack) (Red, Black, Blue, Green)

Sold by: Coopay US (seller profile)

Business Price

Condition: New

Price

\$14.84

<b>Shipping Address:</b> Joseph McCallister 11450 Moonsail Dr PARRISH, FL 34219 United States  <b>Shipping Speed:</b> FREE Prime Delivery	Item(s) Subtotal:	\$14.84
	Shipping & Handling:	\$0.00
	Total before tax:	\$14.84
	Sales Tax:	\$0.00
	<b>Total for This Shipment:</b>	<b>\$14.84</b>

Shipped on January 27, 2024		
<b>Items Ordered</b>		<b>Price</b>
1 of: Coopay 18 Pieces 32mm Foosball Balls Table Football Soccer Replacement Balls Multicolor Official Tabletop Game Balls with a Black Drawstring Bag (Black/White Pentagon)		\$13.85
Sold by: Coopay US (seller_profile) Business Price Condition: New		
<b>Shipping Address:</b> Joseph McCallister 11450 Moonsail Dr PARRISH, FL 34219 United States  <b>Shipping Speed:</b> FREE Prime Delivery	Item(s) Subtotal:	\$13.85
	Shipping & Handling:	\$0.00
	Total before tax:	\$13.85
	Sales Tax:	\$0.00
	<b>Total for This Shipment:</b>	<b>\$13.85</b>

Payment information		
<b>Payment Method:</b> Visa   Last digits: 3814  <b>Billing address</b> Joe McCallister 3434 COLWELL AVE TAMPA, FL 33614-8390 United States	Item(s) Subtotal:	\$76.47
	Shipping & Handling:	\$0.00
	Total before tax:	\$76.47
	<b>Estimated Tax:</b>	<b>\$0.00</b>
	<b>Grand Total:</b>	<b>\$76.47</b>
<b>Credit Card transactions</b>	Visa ending in 3814: January 27, 2024: \$76.47	

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #113-0983613-0118665

Order Placed: January 26, 2024

Amazon.com order number: 113-0983613-0118665

Order Total: \$40.69

Shipped on January 26, 2024

**Items Ordered**

	Price
1 of: KEVENZ 60-Pack 3-Star 40+ Orange Table Tennis Balls, Advanced Ping Pong Ball Sold by: KEVENZ ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Business Price Condition: New	\$12.99
2 of: Earth Rated Dog Poop Bags - Leak-Proof and Extra-Thick Pet Waste Bags for Big and Small Dogs - Refill Rolls - Lavender Scented - 270 Count Sold by: Earth Rated ( <a href="#">seller profile</a> ) Business Price Condition: New	\$13.85

**Shipping Address:**

Joseph McCallister  
11450 Moonsail Dr  
PARRISH, FL 34219  
United States

Item(s) Subtotal: \$40.69  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99

Total before tax: \$40.69  
Sales Tax: \$0.00

**Total for This Shipment: \$40.69**

**Payment information**

**Payment Method:**

Visa | Last digits: 3814

**Billing address**

Joe McCallister  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$40.69  
Shipping & Handling: \$2.99  
Promotion applied: -\$2.99

Total before tax: \$40.69  
Estimated Tax: \$0.00

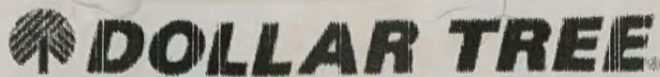
**Grand Total: \$40.69**

**Credit Card transactions**

Visa ending in 3814: January 26, 2024: \$40.69

To view the status of your order, return to [Order Summary](#).

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Store# 2034 (813) 922-7111  
1627 Sun City Center Plz  
Sun City Center FL 33573-5303

DESCRIPTION	QTY	PRICE	TOTAL
BUCKET W HANDLE	1	1.25	1.25N
BUCKET W HANDLE	1	1.25	1.25N
VAL PASTRY TRUCK	1	1.25	1.25N
VAL MASON JAR HANGING SIGN	1	1.25	1.25N
WIZARD 3Z CANDLE PUMPKIN SPICE	1	1.25	1.25N
WIZARD 3Z CANDLE PUMPKIN SPICE	1	1.25	1.25N
WIZARD CANDLE LINEN 3Z	1	1.25	1.25N
WIZARD CANDLE LINEN 3Z	1	1.25	1.25N
LUXURY ROOM SPRAY 9.47OZ	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
PLT WHT PAPER PLATE 10IN 10CT	1	1.25	1.25N
PLT WHT PAPER PLATE 10IN 10CT	1	1.25	1.25N
CUTLERY 48CT ASTD WHITE	1	1.25	1.25N
PL CUPS 16CT 2TONE PURPLE 16OZ	1	1.25	1.25N
PL CUPS 16CT 2TONE PURPLE 16OZ	1	1.25	1.25N
PL CUPS 16CT 2TONE PURPLE 16OZ	1	1.25	1.25N

Sub Total 1 \$23.75

SALES TAX \$0.00

Total \$23.75

US DEBIT \$23.75

\*\*\*\*\*3814 Approve

Purchase Chip

Auth/Trace Number: 052180/012207

Chip Card AID: A0000000980840

\*\*\* Tax Exempt \*\*\*  
ID #: 858013/30799

NOW SHOP ON-LINE AT DOLLARTREE.COM

\*\*\*\*\*

\* We will gladly exchange any unopened item \*

\* with original receipt. We do not offer refunds. \*

\*\*\*\*\*

5782 02034 01 011 2-62-1/0 1/27/14 B 20

Sales Associate: A. Hietala



Store# 4557  
13122 S US Highway 301  
Suite 133.  
Riverview FL 33578-7410

(813) 424-4029

DESCRIPTION	QTY	PRICE	TOTAL
AIRWICK STICKUPS CRISP HRZ 2PK	1	1.25	1.25N
AIRWICK STICKUPS CRISP HRZ 2PK	1	1.25	1.25N
AIRWICK STICKUPS CRISP HRZ 2PK	1	1.25	1.25N
AIRWICK STICKUPS CRISP HRZ 2PK	1	1.25	1.25N
SURESCENTS ODOR ABS LAV/CITRUS	1	1.25	1.25N
CONVERSATION HEARTS 5Z	1	1.25	1.25N
CONVERSATION HEARTS 5Z	1	1.25	1.25N
CONVERSATION HEARTS 5Z	1	1.25	1.25N
CONVERSATION HEARTS 5Z	1	1.25	1.25N
VAL HEART BEAD NECKLACE 4CT	1	1.25	1.25N
VAL HEART BEAD NECKLACE 4CT	1	1.25	1.25N
VAL HEART BEAD NECKLACE 4CT	1	1.25	1.25N
VAL HEART BEAD NECKLACE 4CT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N
VALENTINES TINSEL GARLAND 9FT	1	1.25	1.25N

Sub Total \$21.25

SALES TAX \$0.00

Total \$21.25

US DEBIT \$21.25

\*\*\*\*\*3814 Approved

Purchase Chip

Auth/Trace Number: 064849/042270

Chip Card AID: A0000000980840

\*\*\* Tax Exempt \*\*\*  
ID #: 8580137307990

NOW SHOP ON-LINE AT DOLLARTREE.COM

1943 04557 04 044 21733515 1/31/14 18:39  
Sales Associate: Brooklyn



Home of the  
**STRESS-FREE**  
Service Call

**Winner of Small Business Award – Manatee Chamber of Commerce**

**Eagle Pointe CDD**  
**Clubhouse Debit Card**  
**For the Month**

Limit \$1,500.00  
 February 2024

02/14/24

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
 Attach all receipts to this form.*

				Clubhouse	Clubhouse
				Special Events	Misc. Contingency
				001-57400-4775	001-57900-6409
Date	Vendor Name	Description	Amount		
02/02/24	Truist	NFS Fee - Credited back to account	36.00		36.00
02/02/24	Truist	NSF Fee	(36.00)		(36.00)
02/02/24	Sam's Club	Food for Meet and Greet Event	(338.21)	(338.21)	
02/02/24	Sam's Club	Membership Fee	(110.00)		(110.00)
02/03/24	Dollar General	Water and Ice for Meet and Greet Event	(20.00)	(20.00)	
02/05/24	Truist	NSF Fee	(36.00)		(36.00)
02/05/24	Truist	NSF Fee	(36.00)		(36.00)
02/12/24	Spectrum	Mobile Plan - Joe's Phone	(29.99)		(29.99)
	<b>TOTAL</b>	001-10201-206	<b>(570.20)</b>	<b>(358.21)</b>	<b>(211.99)</b>

DM Approval:

*Matt O'Nolan*

Date:

2/14/2024



( 813 ) 371 - 2394  
02/02/24 16:52 3308 04801 046 1534

Rizzetta

104 NEWMBRSHIP 50.00 N  
NEW MEMBER SALE  
117 NEWPLUS 60.00 N  
SUBTOTAL 110.00

TOTAL 110.00

VOIDED BANKCARD TRANSACTION

TERMINAL # 22297565

CUSTOMER CANCELLED BANKCARD

02/02/24 16:53:15

VISA TEND 110.00

US DEBIT \*\*\*\*\* 3814 I 0

APPROVAL # 034280

AID A0000000980840

AAC 992EAD1BC8E094EA

TERMINAL # 22297565

\*NO SIGNATURE REQUIRED

CHANGE DUE 0.00

Visit samsclub.com to see your savings

# ITEMS SOLD 2

TC# 8549 8674 4742 8277 7127 5



\*\*\* MEMBER COPY \*\*\*



Scan for reviews,  
videos, features,  
specs, support\*



## Self Checkout

( 813 ) 371 - 2394  
02/02/24 17:31 3839 04801 094 9094

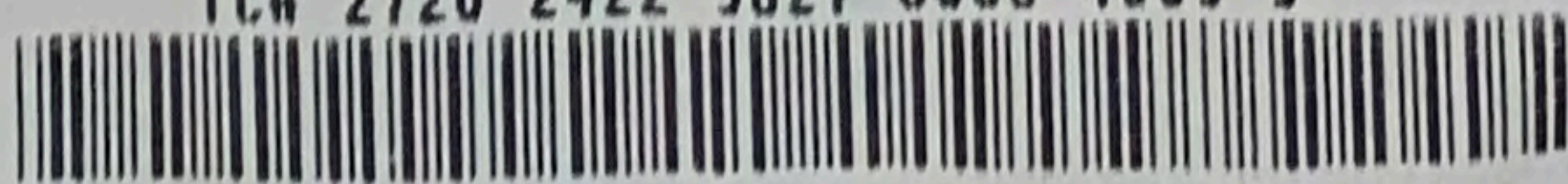
Rizzetta

678518	MM PLATE	21.98	E
990288419	MM NAPKINS	12.84	E
722151	UTZ SPECIALF	7.98	N
990012954	AMHL CRACKF	8.98	N
377608	ROMAINE F	3.97	N
473008	GRAPE TOMATF	5.96	N
980083821	SKNYP0P140ZF	6.58	N
377608	ROMAINE F	3.97	N
980327725	OTB CAFE 26F	4.78	N
980327725	OTB CAFE 26F	4.78	N
980327725	OTB CAFE 26F	4.78	N
980327725	OTB CAFE 26F	4.78	N
457334	CLEMENTINESF	6.97	N
457334	CLEMENTINESF	6.97	N
457334	CLEMENTINESF	6.97	N
980273557	FRIEDPICKLEF	4.98	N
11715	WHICHEESEDI	8.68	N
980242590	RRP HUMMUS F	4.48	N
980242590	RRP HUMMUS F	4.48	N
980242590	RRP HUMMUS F	4.48	N
980242590	RRP HUMMUS F	4.48	N
859370	CROISSANTS F	5.98	N
859370	CROISSANTS F	5.98	N
859370	CROISSANTS F	5.98	N
859370	CROISSANTS F	5.98	N
847188	CAPRI SUN 4F	9.98	E
990327513	GOODPOP CANF	12.48	E
990327513	GOODPOP CANF	12.48	E
387326	LPTPEACHTEAF	11.98	E
980105845	SPRKICEFB F	15.98	E
980105848	SPRKICEFB F	15.98	E
633467	CILANTROSALF	6.28	N
633467	CILANTROSALF	6.28	N
633467	CILANTROSALF	6.28	N
633467	CILANTROSALF	6.28	N
980189475	CUPCAKES F	15.98	N
980189475	CUPCAKES F	15.98	N
33408	COOKIE TRAYF	19.98	N
980189475	CUPCAKES F	15.98	N
980189475	CUPCAKES F	1.50	N
S INST SV	CROISSANTS	338.21	
	SUBTOTAL	338.21	
	TOTAL	338.21	
	VISA TEND	338.21	
	***** 3814 I 0		
US DEBIT			
APPROVAL # 019901			
AID A0000000980840			
AAC 95CD95292E24BD96			
TERMINAL # 22427878			
*NO SIGNATURE REQUIRED			
CHANGE DUE		0.00	

Additional Savings This Trip:  
Sam's Instant Savings: \$1.50  
Visit samsclub.com to see your savings

# ITEMS SOLD 39

TC# 2720 2422 9827 6068 4009 9



\*\*\* MEMBER COPY \*\*\*

DOLLAR GENERAL STORE #01499  
SUN CITY CENTER, FL 727-228-3100

ORGANIZATION NAME EAGLE POINTE COMMUNI  
ADDRESS 9428 CAMDEN FIELD PKWY

RIVERVIEW, FL 33578  
PHONE (813) 533-2950  
FIRST NAME SHERI  
LAST NAME LEITERMAN

TAX EXEMPT SALE

CV 32PK DRINKING W 027541009316 E 11.50  
2 @ 5.75  
CV WATER 24PK 027541009293 E 4.50  
PLATTER 14 IN 081741880168 4.00  
1 @ 1.00  
TOTAL 3814 CHIP \$20.00  
Visa AUTH# 093829 \$20.00

REF: 000000062995 AID: A0000000980840

CUSTOMER COPY

2024-02-03 08:39:13 01499 02 2101

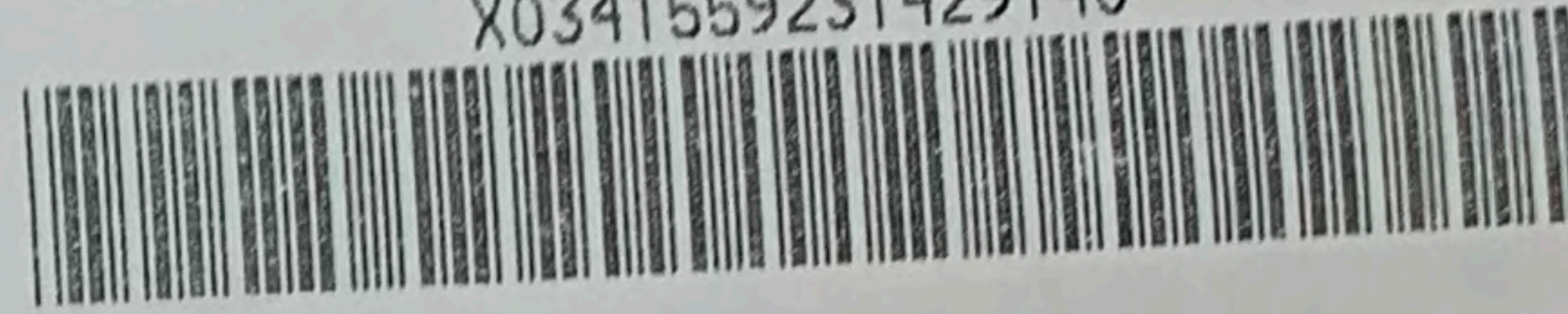
899308010139039311215939919662052312311169

-----CUT HERE-----  
\*\*\*\*\*  
\* Complete survey at dgcustomerfirst.com \*  
\* For a chance to \*  
\* WIN A \$100 Gift Card \*  
\* Weekly Drawings, Must be 18+ to enter \*  
\* Survey Code \*  
\* 0138-3008-1943-013 \*  
\*\*\*\*\*

-----CUT HERE-----  
SATURDAY FEB. 10TH ONLY!

DG Store Coupon Valid 2/10/2024  
**\$5 OFF \$25**  
\$5 off your purchase of  
\$25 or more (pretax)  
OR SHOP ONLINE AT DOLLARGENERAL.COM

\$25 or more (pretax) after all other DG  
discounts. Limit one DG \$2, \$3, or \$5  
off store coupon per customer. Excludes:  
phone, gift and prepaid financial cards;  
prepaid wireless handsets, Rug Doctor  
rental, propane, tobacco and alcohol.  
X0341559231429140



-----CUT HERE-----



DECEMBER 23 - JANUARY 22

# Statement Details

Mobile

Account Holder Information 

AMOUNT DUE

**\$29.99**

Your Auto Pay is scheduled for  
**February 12.**

## Previous Account Activity

Previous Balance

\$29.99 

Credits and Payments	-\$29.99	^
Auto Pay Payment - Visa ending in 3814	-\$29.99	
Paid on January 12		
Remaining Balance	\$0.00	^
Services	\$29.99	
Unlimited Line	\$29.99	^
💰As a Spectrum Internet customer, you're getting the best deal on our Unlimited plan.		
Joe - Phone	\$29.99	
Unlimited	\$29.99	
January 23 - February 22		

Devices	\$0.00
---------	--------

Joe - Phone	\$0.00
-------------	--------

Additional Charges	\$0.00
--------------------	--------

Credits	\$0.00
---------	--------

Amount Due	<b>\$29.99</b>
------------	----------------

Your Auto Pay is scheduled for  
**February 12.**

Included Taxes, Fees & Charges



Taxes, fees, and other charges are paid by Spectrum.

E911 Surcharge	\$0.40
Federal Universal Service Fund	\$0.18
Florida Communications Services Tax	\$0.12

Local Communications Services Tax

\$0.04



## Unlimited Mobile-\$29.99 on every line

Add Spectrum Mobile for unlimited talk, text and data on every line. Get a better way to connect your team on the go.

Switch today

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PO Box 18204  
Sarasota, FL 34276

Date	Invoice #
2/1/2024	3581

Eagle Point CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

[illegible]

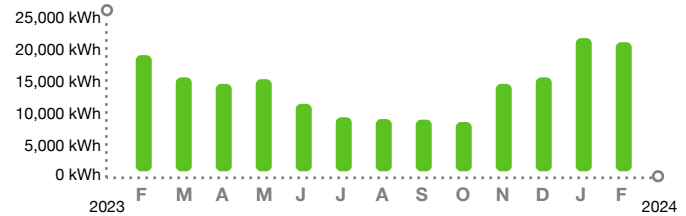
Pete@Eco-Logic-Services.com

**Electric Bill Statement****For:** Jan 6, 2024 to Feb 7, 2024 (32 days)**Statement Date:** Feb 7, 2024**Account Number:** 09468-99440**Service Address:**11450 MOONSAIL DR # AMNTY  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$2,329.68**

TOTAL AMOUNT YOU OWE

**Feb 28, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,827.81
Payments received	-1,827.81
Balance before new charges	0.00
Total new charges	2,329.68
<b>Total amount you owe</b>	<b>\$2,329.68</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after February 28, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes  
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this coupon to:EAGLE POINTE CDD  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

09468-99440

ACCOUNT NUMBER

\$2,329.68

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
09468-99440

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,827.81
Payment received - Thank you	-1,827.81
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$679.36
Fuel: (\$0.037280 per kWh)	\$820.16
Demand: (\$13.02 per KW)	\$572.88

Electric service amount 2,102.61

Gross receipts tax (State tax)	53.95
Florida sales tax (State tax)	149.99
County sales tax (Local tax)	21.58

Taxes and charges 225.52

Regulatory fee (State fee) 1.55

Total new charges \$2,329.68

Total amount you owe \$2,329.68

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KU02723. Next meter reading Mar 7, 2024.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	01972	01752	100	22000
Demand KW	.44		100.00	44

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2024	Jan 6, 2024	Feb 7, 2023
kWh Used	22000	22700	19800
Service days	32	31	31
kWh/day	687	732	638
Amount	\$2,329.68	\$2,383.69	\$2,136.27

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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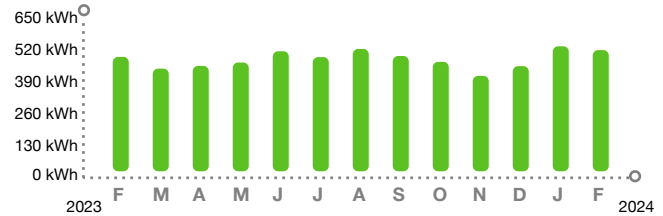
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**Electric Bill Statement****For:** Jan 11, 2024 to Feb 13, 2024 (33 days)**Statement Date:** Feb 13, 2024**Account Number:** 62286-79491**Service Address:**8205 BARRIER COAST TRL # ENTRY  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$88.72**

TOTAL AMOUNT YOU OWE

**Mar 5, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	90.90
Payments received	-90.90
Balance before new charges	0.00
Total new charges	88.72
<b>Total amount you owe</b>	<b>\$88.72</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after March 05, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

62286-79491

ACCOUNT NUMBER

\$88.72

TOTAL AMOUNT YOU OWE

Mar 5, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
62286-79491

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	90.90
Payment received - Thank you	-90.90
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.088030 per kWh) \$47.28

Fuel: (\$0.037280 per kWh) \$20.02

Electric service amount 80.08

Gross receipts tax (State tax) 2.05

Florida sales tax (State tax) 5.71

County sales tax (Local tax) 0.82

Taxes and charges 8.58

Regulatory fee (State fee) 0.06

Total new charges \$88.72

Total amount you owe \$88.72

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter ACD2627. Next meter reading Mar 13, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	15589		15052		537

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2024	Jan 11, 2024	Feb 13, 2023
kWh Used	537	554	507
Service days	33	30	32
kWh/day	16	18	16
Amount	\$88.72	\$90.90	\$82.10

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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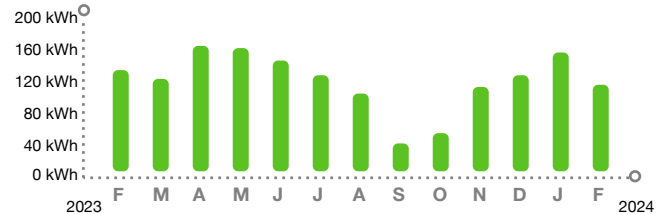
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**Electric Bill Statement****For:** Jan 6, 2024 to Feb 7, 2024 (32 days)**Statement Date:** Feb 7, 2024**Account Number:** 77602-89491**Service Address:**11004 MOONSAIL DR # SIGN  
PARRISH, FL 34219**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$34.63**

TOTAL AMOUNT YOU OWE

**Feb 28, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.29
Payments received	-37.29
Balance before new charges	0.00
Total new charges	34.63
<b>Total amount you owe</b>	<b>\$34.63</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after February 28, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

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EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

77602-89491

ACCOUNT NUMBER

\$34.63

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
77602-89491

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	37.29
Payment received - Thank you	-37.29
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$3.68

Non-fuel: (\$0.088030 per kWh) \$10.40

Fuel: (\$0.037280 per kWh) \$4.40

Electric service amount 31.26

Gross receipts tax (State tax) 0.80

Florida sales tax (State tax) 2.23

County sales tax (Local tax) 0.32

Taxes and charges 3.35

Regulatory fee (State fee) 0.02

Total new charges \$34.63

**Total amount you owe \$34.63**

**FPL automatic bill pay - DO NOT PAY**

## METER SUMMARY

Meter reading - Meter ACD2629. Next meter reading Mar 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	04646		04528		118

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2024	Jan 6, 2024	Feb 7, 2023
kWh Used	118	162	138
Service days	32	31	31
kWh/day	4	5	4
Amount	\$34.63	\$37.29	\$35.25

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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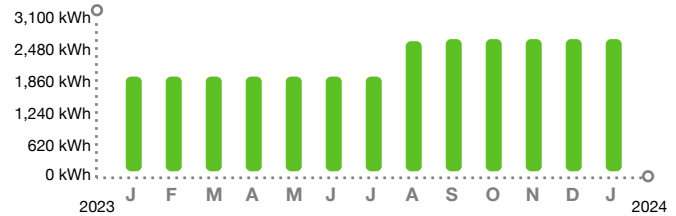
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**Electric Bill Statement****For:** Dec 20, 2023 to Jan 22, 2024 (33 days)**Statement Date:** Jan 22, 2024**Account Number:** 94944-10112**Service Address:**STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221**EAGLE POINTE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$3,572.47**

TOTAL AMOUNT YOU OWE

**Feb 12, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	3,550.08
Payments received	-3,550.08
Balance before new charges	0.00
Total new charges	3,572.47
<b>Total amount you owe</b>	<b>\$3,572.47</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after February 12, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 02, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: (941) 917-0512  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

94944-10112

ACCOUNT NUMBER

\$3,572.47

TOTAL AMOUNT YOU OWE

Feb 12, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	3,550.08
Payment received - Thank you	-3,550.08
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,328.54
Gross receipts tax (State tax)	5.77
Florida sales tax (State tax)	202.39
County sales tax (Local tax)	33.37
Taxes and charges	241.53
Regulatory fee (State fee)	2.40
Total new charges	\$3,572.47
<b>Total amount you owe</b>	<b>\$3,572.47</b>

FPL automatic bill pay - DO NOT PAY

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041370 per kWh
Fuel charge:	\$0.036910 per kWh

## METER SUMMARY

Next bill date Feb 21, 2024.

Usage Type	Usage
Total kWh used	2794

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 22, 2024	Dec 20, 2023	Jan 21, 2023
kWh Used	2794	2794	2002
Service days	33	30	32
kWh/day	85	93	63
Amount	\$3,572.47	\$3,577.59	\$2,627.51

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 1

ESLA

For: 12-20-2023 to 01-22-2024 (33 days)

kWh/Day: 85

Service Address:

STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863226	65	7000	F	127		2,794	
Energy					0.800000		101.60
Non-energy							
Fixtures					10.500000		1,333.50
Maintenance					1.450000		184.15
PMF0001				127			
Non-energy							
Fixtures					9.610000		1,220.47
UCNP				4,464			
Non-energy							
Maintenance					0.048650		217.17
Additional lighting facility charge							
Non-energy							148.21

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



EAGLE POINTE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Customer Name:  
EAGLE POINTE CDD

Account Number:  
94944-10112

FPL.com Page 2

ESLA

For: 12-20-2023 to 01-22-2024 (33 days)

kWh/Day: 85

Service Address:

STREET LIGHTS # ISLES AT BAYVI  
PALMETTO, FL 34221

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							101.60
Non-energy sub total							3,103.50
Sub total						2,794	3,205.10
Energy conservation cost recovery							1.06
Capacity payment recovery charge							0.36
Environmental cost recovery charge							1.29
Storm restoration recovery charge							15.28
Transition rider credit							-8.69
Storm protection recovery charge							11.01
Fuel charge							103.13
<b>Electric service amount</b>							<b>3,328.54</b>
Gross receipts tax (State tax)							5.77
Regulatory fee (State fee)							2.40
Florida sales tax (State tax)							202.39
County sales tax (Local tax)							33.37
<b>Total</b>						<b>2,794</b>	<b>3,572.47</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

# Illuminations Holiday Lighting

Invoice 56224

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Eagle Pointe CDD  
c/o Rizzetta & Co  
3434 Colwell Ave; Ste 200  
Tampa, FL 33614

(813) 994-1001

JOB DESCRIPTION
Holiday Lighting and Decoration for Eagle Pointe

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Main Entrance	<b>Clubhouse</b>	
	Install warm white C9s outlining front edge of clubhouse, all peaks and dormers	\$2,150.00
	Install warm white, LED mini lights in 2 palm trees front center of clubhouse	\$800.00
	<b>Entrance - Carter Rd and Barrier Coast Trail</b>	
	Install warm white C9s outlining top of 3 column caps	\$2,535.00
	Install warm white C9s outlining top of Isles at Bayview sign (both sides)	
	Install 6 x 36" wreaths with lights and bows on both sides of 3 monument columns	
	Install warm white LED mini lights on palm tree in front of center median sign	\$400.00
	Install warm white LED mini lights in 2 palm trees in center median	\$800.00
	<b>Center Median Total</b>	\$3,735.00
	<b>50% Center Median Total</b>	\$1,867.50
	Install warm white LED mini lights in 2 palm trees on exit	\$800.00
	<b>Entrance - Barrier Coast Trail and Moon Sail</b>	
	Install permanent track lighting outlining top edge of entrance sign and column cap includes backside of sign	\$4,125.00
	<b>TOTAL</b>	\$9,742.50
<b>50% Deposit Required</b>		<b>DEPOSIT PAID</b> \$4,871.25
<b>BALANCE DUE</b>		<b>\$4,871.25</b>

\* Price includes rental of materials, labor, installation, service and removal.

\* Remaining balance of project due upon receipt of invoice after installation.

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

**RECEIVED**  
02/08/24

Tim Gay  
PREPARED BY

2/7/2024  
DATE

TFR Cleaning Services Inc dba Jan-Pro of  
Manasota  
7361 International Place #408  
Sarasota, FL 34240

# Invoice

2/2/2024

1289

Eagle Pointe CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 15	2/17/2024	

## JANUARY 2023 SUPPLIES

Janitorial Supplies by Jan-Pro of Manasota

90.11

ORDER:7622698322 DATED:010224

ITEMS: (1CS) Multifold Paper Towels ,(1CS) 55-60 Gal Trash Bags

RECEIVED  
02/02/24

Sales Tax (0.0%) \$0.00

Total \$90.11

Balance Due \$90.11

Phone #	Fax #
941-907-8141	941-907-8142

TFR Cleaning Services Inc dba Jan-Pro of  
Manasota  
7361 International Place #408  
Sarasota, FL 34240

# Invoice

2/1/2024

80084

Eagle Pointe CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 20	2/21/2024	259JM

FEES FOR  
JANITORIAL SERVICES; Monthly Cleaning per Agreement - February 2024

1,623.00

**RECEIVED**  
02/01/24

LOCATION: Isles of Bayview 11450 Moonsail Dr Parrish, FL 34221

Sales Tax (0.0%) \$0.00

Total \$1,623.00

Balance Due \$1,623.00

Phone #	Fax #
941-907-8141	941-907-8142

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 249300

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
01/31/24	3/1/2024
Account Owner	PO#
Delfino Agustin	

Item	Amount
------	--------

**#250271 - Eagle Pointe CDD - 2024 Maintenance Contract**

*Insect and Disease Control - 01/16/2024*

\$400.00

**RECEIVED**  
02/01/24

**Grand Total \$400.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$400.00	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
321-348-6884

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 250509

Bill To
Eagle Pointe CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
02/01/24	3/2/2024
Account Owner	PO#
Delfino Agustin	

Item	Amount
#250271 - Eagle Pointe CDD - 2024 Maintenance Contract February 2024	\$6,189.33

**RECEIVED**  
02/06/24

**Grand Total \$6,189.33**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,004.33	\$0.00	\$0.00	\$0.00	\$0.00

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JuniperLandscaping.com  
321-348-6884

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 15, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3353203

Client Matter No. 32923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3353203  
32923-1

Re: General Counsel

## For Professional Legal Services Rendered

01/09/24	B. Davenport	0.30	84.00	Call regarding towing
01/11/24	B. Davenport	1.00	280.00	Review and analysis of road ownership; review Manatee County ordinance on parking; prepare traffic enforcement agreement
01/12/24	J. Earlywine	0.10	31.00	Confer with Fife regarding open items
01/12/24	A. Ligas	0.10	25.00	Conference with Fife, Bain and Earlywine regarding project completion; email trustee regarding trust account statements
01/13/24	J. Earlywine	0.80	248.00	Review project completion resolution and account statements; email regarding Board transition; review County parking ordinances; review and revise traffic enforcement agreement; email County Staff regarding traffic enforcement agreement; email Board regarding same

**KUTAK ROCK LLP**

Eagle Pointe CDD

February 15, 2024

Client Matter No. 32923-1

Invoice No. 3353203

Page 2

01/20/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/25/24	B. Davenport	0.50	140.00	Prepare resolution authorizing the traffic enforcement agreement
01/25/24	J. Earlywine	0.50	155.00	Review draft agenda and open items; email regarding same; email and call County Staff regarding traffic enforcement ordinances; email staff regarding traffic enforcement open items; follow-up regarding same
01/26/24	B. Davenport	0.10	28.00	Call regarding traffic enforcement

TOTAL HOURS 3.70

TOTAL FOR SERVICES RENDERED \$1,066.00

TOTAL CURRENT AMOUNT DUE \$1,066.00**RECEIVED**  
02/15/24

## MCUD

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-171006  
EAGLE POINTE CDD  
11005 MOONSAIL DR

BILLING DATE: 29-JAN-2024  
DUE DATE: 29-FEB-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						98.85
Payments Received:						98.85
Balance Forward:						0.00
Reclaim Deposit Interest Applied						-2.75
Reclaim Wtr Non-WasteWtr Cust			132219	135705	3486	
Reclaim Water Common Area						142.93
Total New Charges						140.18
<b>Total Amount Due:</b>						<b>\$140.18</b>

Manatee County Utilities is working on exciting enhancements to the customer experience that will be available early Spring, 2024. More updates are coming soon!

**RECEIVED**  
01/30/24

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	11005 MOONSAIL DR
ACCOUNT NUMBER	327091-171006
BILLING DATE	29-JAN-2024
DUE DATE	29-FEB-2024
TOTAL AMOUNT NOW DUE:	\$140.18

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0129A 7000005955 00.0020.0218 5893/1 5893 1 MB 0.571



EAGLE POINTE CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614-8390



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

000327091200000140180171006

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

**RESIDENTIAL POTABLE QUANTITY CHARGE  
INDIVIDUAL RESIDENTIAL METERS**

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

PER 1,000 GALLONS

For more rate information visit [www.mymanatee.org/utilities](http://www.mymanatee.org/utilities)

**WASTE WATER (SEWER)  
QUANTITY RATES**

0 - 10,000 Gallons	\$ 5.71
--------------------	---------

PER 1,000 GALLONS

**PAY BY MAIL:** Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350

**PAY ONLINE:** Use the Customer Web Access Program (CWA) at [www.mymanatee.org/cwa](http://www.mymanatee.org/cwa).

**PAY BY PHONE:** Call 866-257-0749 and follow prompts to pay your bill.

## Hurricane Season Hints and Reminders:

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at [www.mymanatee.org/alertmanatee](http://www.mymanatee.org/alertmanatee).
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- If debris results, remember proper separation is important to ensure collection.

**RECYCLING DO's & DON'Ts**

**YES PLEASE**

Only the following five (5) materials belong in your Manatee County recycle cart.

**PAPER**

- Only clean junk mail, magazines, newspapers

**CARDBOARD**

- Only clean flattened boxes

**METAL**

- Only clean aluminum or tin cans

**PLASTIC**

- Only clean plastic bottles and jugs

**GLASS**

- Only clean glass bottles and jars

**NO THANKS**

**PAPER**

- No wrapping paper, napkins or paper towels

**CARDBOARD**

- No wet or spoiled cardboard

**METAL**

- No pots/pans, auto parts, fencing or hangers

**PLASTIC**

- No Styrofoam, plastic bags, hangers or garden hoses

**GLASS**

- No broken glass, drinking glasses, light bulbs or mirrors

**ALL ITEMS SHOULD BE CLEAN AND DRY**

**PAYMENT LOCATIONS**

**Manatee County  
Utilities Department  
LOBBY CLOSED**

24 Hour Drive-Thru Drop Box  
4410 66th St. W.  
Bradenton, FL 34210

**Pay by phone 24/7**  
866-257-0749

**Amscot Locations - Cash only**  
There is a convenience fee for using this service

**Walmart Locations**  
There is a convenience fee for using this service

**For other convenient payment options visit:**  
[www.mymanatee.org/utilities](http://www.mymanatee.org/utilities)

**Manatee County  
Tax Collector  
24 Hour Drop Box Location**

819 301 Blvd. W.  
Bradenton, FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

**MAILING ADDRESS CHANGE**

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing address changes are not effective until registered with the United States Post Office.  
Complete an official change of address form at your local post office or visit [www.usps.com](http://www.usps.com)

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179344  
EAGLE POINTE CDD  
8420 BREAKERS LN

BILLING DATE: 29-JAN-2024  
DUE DATE: 29-FEB-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						250.18
Payments Received:						250.18
Balance Forward:						0.00
Water Deposit Interest Applied						-2.87
Reclaim Wtr Non-WasteWtr Cust			25185	30043	4858	
Reclaim Water Common Area						199.18
Total New Charges						196.31
<b>Total Amount Due:</b>						<b>\$196.31</b>

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**RECEIVED**  
01/30/24

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	8420 BREAKERS LN
ACCOUNT NUMBER	327091-179344
BILLING DATE	29-JAN-2024
DUE DATE	29-FEB-2024
TOTAL AMOUNT NOW DUE:	\$196.31

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0129A 9000000093 00.0000.0081 93/1



EAGLE POINTE CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614-8390



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

000327091200000196310179344

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QUANTITY RATES**

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--------------------	---------

PER 1,000 GALLONS

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P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 327091-179835  
EAGLE POINTE CDD  
11450 MOONSAIL DR

BILLING DATE: 29-JAN-2024  
DUE DATE: 29-FEB-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						661.64
Payments Received:						661.64
Balance Forward:						0.00
SolidWaste Deposit Interest Applied						-6.20
Water Deposit Interest Applied						-61.37
12/19	01/22	34	4933	5241	308	79.46
Wtr Com. Individual						63.79
Water Usage						63.79
Cost Of Basic Service						48.38
Reclaim Wtr WasteWtr Cust						175.87
Reclaim Water Common Area						180.35
Swr Com Individual						99.93
Sewer Usage						580.21
Cost Of Basic Service						
F2_Com. Solid Waste						
Commercial Can						
Total New Charges						
<b>Total Amount Due:</b>						<b>\$580.21</b>

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**RECEIVED**  
01/30/24

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT  
P.O. BOX 25010  
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	11450 MOONSAIL DR
ACCOUNT NUMBER	327091-179835
BILLING DATE	29-JAN-2024
DUE DATE	29-FEB-2024
TOTAL AMOUNT NOW DUE:	\$580.21

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0129A 9000000096 00.0000.0084 96/1



EAGLE POINTE CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614-8390



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

000327091200000580210179835

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QUANTITY RATES**

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--------------------	---------

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Utilities Department  
LOBBY CLOSED**

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24 Hour Drop Box Location**

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# INVOICE

**Nick Knows LLC**  
3848 Sun City Center Blv  
Suite 104  
Ruskin, Florida 33573  
United States

8554656697  
www.nickknowscleaning.com

BILL TO  
**Eagle Point CDD**  
Shari Leiterman  
11450 Moonsail Drive  
Parrish, Florida 34219  
United States

813-824-2525  
sleiterman@rizzetta.com

**Invoice Number:** EPCDD84

**Invoice Date:** February 16, 2024

**Payment Due:** March 2, 2024

**Amount Due (USD):** \$1,500.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Pressure Wash and installation of sign and lock boxes</b> - Pressure Wash Service - Installation of Bulletin Board - Installation of 2 Lock Boxes	1	\$1,500.00	\$1,500.00

**Subtotal:** \$1,500.00

**Total:** \$1,500.00

**Amount Due (USD):** \$1,500.00

**RECEIVED**  
02/17/24

[Pay Securely Online](#)



[link.waveapps.com/37rmce-x7q8ej](https://link.waveapps.com/37rmce-x7q8ej)

## Notes / Terms

Signature: \_\_\_\_\_

Signature Date: \_\_\_\_\_

Thank You for Your Business!



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**EAGLE POINTE CDD  
CANICE SMITH**

Bill Date  
Account #  
Member #

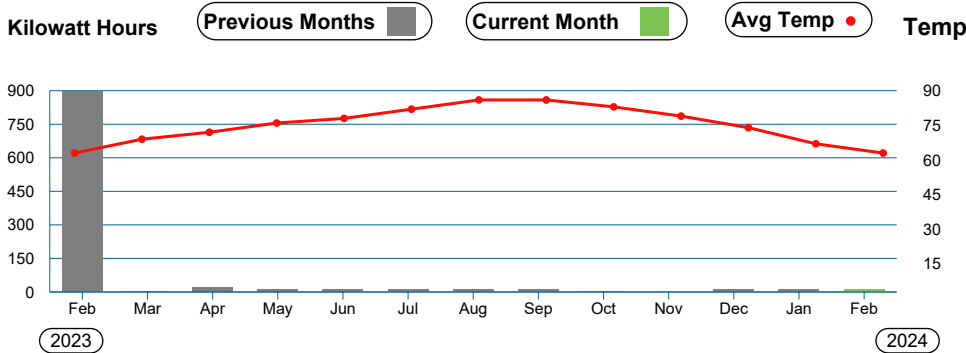
02/01/2024  
182570001  
200199

**TOTAL  
AMOUNT DUE**

**\$32.86**

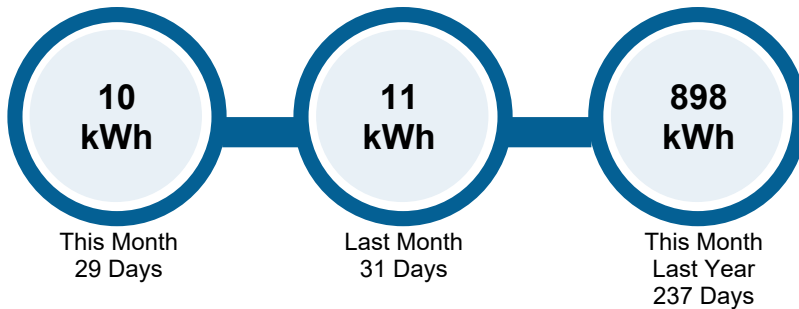
Bank Draft is  
scheduled for  
02/22/2024

## Monthly Energy Use

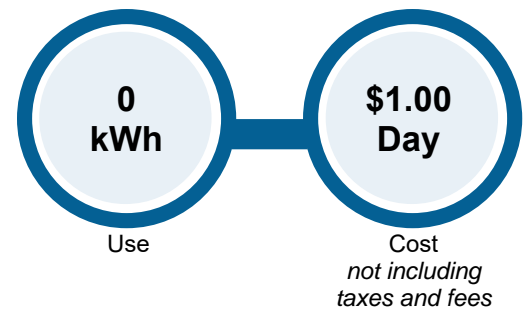


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account #  
Service Address

182570001  
11404 CARTER RD

**Bank Draft Amount    \$32.86**  
is scheduled for 02/22/2024

☐ Check here to indicate address or phone # change on back.



EAGLE POINTE CDD  
CANICE SMITH  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

4 689

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



110260182570001000003286000004286020120240

**Account**  
182570001

**Service Address**  
11404 CARTER RD

**Service Description**  
IRRIGATION

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38346673	12/27/2023	01/25/2024	999	1,009	1.0	10	0.278
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$32.99			
Payment(s) Made				-\$32.99			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$32.86			
<b>Total Amount Due</b>				<b>\$32.86</b>			
				<b>GS-S</b>			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				10 kWh @ 0.121			
				\$1.21			
				CPA			
				10 kWh @ -0.014			
				-\$0.14			
				Property Tax Recovery Fee			
				\$0.61			
				Gross Receipts Tax			
				\$0.76			
				Florida Sales Tax			
				\$2.12			
				Manatee County Tax			
				\$0.30			
				<b>Total Current Charges</b>			
				<b>\$32.86</b>			
				<b>Bank Draft Amount</b>			
				<b>\$32.86</b>			



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail

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

Invoice

Date	Invoice #
2/1/2024	INV0000087048

Bill To:

EAGLE POINTE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00206

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$417.67	\$417.67
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,865.67	\$1,865.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,088.26
		Total	\$5,088.26

RECEIVED  
01/29/24

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

# Invoice

Date	Invoice #
2/2/2024	INV0000087170

**Bill To:**

Eagle Pointe CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00060

[illegible]

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

# Invoice

Date	Invoice #
1/31/2024	INV0000087193

**Bill To:**

Eagle Pointe CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00060

[illegible]

RECEIVED  
02/06/24

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

# Invoice

Date	Invoice #
2/16/2024	INV0000087687

**Bill To:**

Eagle Pointe CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00060

[illegible]

RECEIVED  
02/16/24

January 24, 2024  
Invoice Number: 0442567012424  
Account Number: **8337 12 015 0442567**  
Security Code:  
Service At: 11450 MOONSAIL DR  
PARRISH FL 34219-1872

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

Service from 01/24/24 through 02/23/24  
details on following pages

Previous Balance	225.42
Payments Received -Thank You!	-225.42
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	24.99
Spectrum Business™ Internet	177.97
Spectrum Business™ Voice	19.99
Taxes, Fees and Charges	2.47
Current Charges	\$225.42
YOUR AUTO PAY WILL BE PROCESSED 02/11/24	
<b>Total Due by Auto Pay</b>	<b>\$225.42</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business TV Essentials will increase by \$5.00 per month
- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 24 01252024 NNNNNNNN 01 995334

EAGLEPOINT COMMUNITY DEVELOPMENT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

January 24, 2024

**EAGLEPOINT COMMUNITY**

Invoice Number: 0442567012424  
Account Number: 8337 12 015 0442567  
Service At: 11450 MOONSAIL DR  
PARRISH FL 34219-1872

**Total Due by Auto Pay****\$225.42**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

**833712015044256700225425**



Invoice Number: 0442567012424  
 Account Number: 8337 12 015 0442567  
 Security Code:

EAGLEPOINT COMMUNITY DEVELOPMENT

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 01252024 NNNNNNNN 01 995334

### Charge Details

Previous Balance		225.42
EFT Payment	01/11	-225.42
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/24/24 will appear on your next bill.

Service from 01/24/24 through 02/23/24

### Spectrum Business™ TV

Spectrum Business TV	24.99
Essentials	
	<b>\$24.99</b>

**Spectrum Business™ TV Total \$24.99**

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Gig	299.99
Promotional Discount	-150.00
Business WiFi	7.99
	<b>\$177.97</b>

**Spectrum Business™ Internet Total \$177.97**

### Spectrum Business™ Voice

<b>Phone number (941) 981-5846</b>	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	<b>\$19.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$19.99**

### Taxes, Fees and Charges

Communications Services Tax	2.47
<b>Taxes, Fees and Charges Total</b>	<b>\$2.47</b>

**Current Charges \$225.42**  
**Total Due by Auto Pay \$225.42**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.20, Florida CST \$1.73, Sales Tax \$0.02, TRS Surcharge \$0.09.

Continued on the next page....

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 0442567012424  
Account Number: 8337 12 015 0442567  
Security Code:

**EAGLEPOINT COMMUNITY DEVELOPMENT**

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 24 01252024 NNNNNNNN 01 995334

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).



Invoice Number:  
Account Number::  
Security Code:

EAGLEPOINT COMMUNITY DEVELOPMENT  
0442567012424  
8337 12 015 0442567



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 NO RP 24 01252024 NNNNNNNN 01 995334



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2024	10037

Bill To
Eagle Pointe CDD

P.O. No.	Terms	Project
Feb 2024	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,100.00	1,100.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
02/04/24

Total	\$1,100.00
-------	------------



**Tier 1 Pest Solutions  
LLC**  
3902 Corporex Park Dr 450  
Tampa, FL 33619  
(813) 280-9260

**Eagle Point CDD**  
3434 Colwell Ave, Ste  
200  
Tampa, FL 33614

**Invoice**  
11450 Moonsail Drive

INVOICE NO.      ACCOUNT NUMBER  
**53041      12814**  
INVOICE DATE  
**02/09/2024**  
LICENSE

DUE DATE (NET 0 TERMS)  
**Upon Receipt**  
AMOUNT DUE  
**\$199.00**

Community Center (Acct #: 12814)

ITEM	QUANTITY	PRICE	SUBTOTAL
Monthly Commercial	1	\$199.00	\$199.00

Additional Notes

A late fee of \$15 will be added to all invoices that are 5 or more days past due.  
National Emergency Poison Control: (800)222-1222

Subtotal	\$199.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$199.00
Amount Paid	\$0.00
Amount Due	\$199.00

## Tab 8

EXHIBIT A

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
RULE RELATING TO PARKING ENFORCEMENT**

---

In accordance with Chapter 190, Florida Statutes, at a duly noticed public meeting, and after a public hearing, on June 6, 2024, at a duly noticed public meeting, the Board of Supervisors of the Eagle Pointe Community Development District ("District") adopted the following rule to govern parking enforcement on certain District property.

---

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
2. **NO PARKING AT CDD AMENITY CENTER OR AREAS ADJACENT THERETO.**
  - a. The District owns an amenity center, along with a parking lot, sidewalks, and other common areas adjacent thereto, described more particularly in **Exhibit A ("CDD Property")**.
  - b. CDD Property is hereby declared a "**No Parking Zone**," between 12:00 p.m. until 5:00 a.m.
3. **PARKING ENFORCEMENT.** Any vehicles parked in the No Parking Zone are in violation of this Rule ("**Unauthorized Vehicle**"). The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles ("**Towing Operator**") in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes, and with the policies set forth herein (the "**Towing Agreement**"). Unauthorized Vehicles shall be towed/removed at the owner's sole expense by a Towing Operator, and at the request of the District Manager. The District Manager may, but is not obligated to, authorize "roam" towing.
4. **TOWING/REMOVAL PROCEDURES.**
  - a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on CDD Property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
  - b. **TOWING/REMOVAL AUTHORITY.**
    - i. **Towing Requests** - To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this Rule. Upon such verification, the District Manager or his/her designee may contact a Towing Operator for the removal of such Unauthorized Vehicle at the owner's expense.

- ii. **Roam Towing** - Notwithstanding the foregoing, should the District Manager authorize “roam” towing, the Towing Operator does not need to contact the District Manager or his/her designee prior to towing/removing an unauthorized vehicle from the No Parking Zone.
    - iii. No Towing Operator may remove any vehicle from the No Parking Zone unless the Towing Operator has executed a Towing Agreement with the District. Regardless of whether the District Manager has authorized “roam” towing, any vehicle towed/removed from the No Parking Zone shall be towed/removed by the Towing Operator in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.
  - c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain a Towing Agreement with a Towing Operator in accordance with Florida law and with the rules set forth herein.
5. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 per violation, and collect such fine and attorney’s fees as a contractual lien or as otherwise provided by Florida law.
6. **PARKING AT YOUR OWN RISK.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to vehicles parked accordance with this rule.

Effective date: June 6, 2024

**Exhibit A**

(No Parking Zone highlighted in blue)



## Tab 9

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO  
ADOPT RULES RELATING TO PARKING AND PARKING ENFORCEMENT;  
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Eagle Pointe Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Manatee County, Florida;

**WHEREAS**, the District owns and maintains an amenity center and common areas adjacent thereto that are located within the boundaries of the District ("**District Property**");

**WHEREAS**, unauthorized vehicles or vessels on District Property restrict the District's vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

**WHEREAS**, the Board of Supervisors of the District ("**Board**") is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement policy for District Property and to have vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

**WHEREAS**, the Board has determined that it is in the best interest of the district to adopt a parking enforcement rule in accordance with the provisions of Section 715.07, Florida Statutes.

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

**SECTION 1.** A Public Hearing will be held to consider the proposed Parking Enforcement Rule, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

Date: June 6, 2024  
Time: 8:30 a.m.  
Location: Eagle Pointe Clubhouse,  
11450 Moonsail Drive  
Parrish, Florida 34219

**SECTION 2.** The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of April 2024.

**ATTEST:**

**EAGLE POINTE COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Parking Enforcement Rule

## **Exhibit A**

## **Tab 10**

# **EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT**

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## **AMENITIES RULES**

---

**Matthew O’Nolan  
District Manager  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
PH: (813) 533-2950**

## **PART 1: Eagle Pointe Community Development District**

### ***Amenity Operating Rules***

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2024)

Effective Date: \_\_\_\_\_, 2024

---

**In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Eagle Pointe Community Development District adopted the following rules to govern the operation of the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.**

---

### **DEFINITIONS**

The following definitions shall apply to these rules in their entirety:

**"Amenities"** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse and swimming pool, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**"Amenities Rules" or "Rules"** – shall mean all rules of the District, as amended from time to time, governing the use of the amenities, including but not limited to these "Amenity Operating Rules," the "Rule for Amenities Rates," and the "Disciplinary and Enforcement Rule."

**"Annual User Fee"** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Rule for Amenities Rates.

**"Board of Supervisors" or "Board"** – shall mean the Board of Supervisors of the District.

**"District"** – shall mean the Eagle Pointe Community Development District.

**"District Manager"** – shall mean the professional management company with which the District has contracted to provide management services to the District (i.e., Rizzetta & Company).

**"Family"** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

**“Non-Resident”** – shall mean any person that does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District, and who is therefore a Patron for purposes of these Rules.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Patrons, and Renters.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or Family owning property within the District.

## **AUTHORIZED USERS**

**Generally.** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

**Residents.** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

**Non-Residents.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

***Guests.*** Except as otherwise provided for herein, each Patron may bring a maximum of four Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

***Registration / Disclaimer.*** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**, along with any other paperwork that may be required by the District Manager.

#### **ACCESS KEY FOBS**

Every home is entitled to two Access Fobs, free of charge following closing of a new construction home. If a Resident leases a home, only the lessee shall be entitled to exercise the privileges of a Resident. Additional Fobs are \$50 each. The maximum number of Access Key Fobs per household is limited to four (4). Resale buyers are required to purchase new Access Key Fobs if not passed on from seller. All resale buyers must re-register the old Access Key Fobs. Buyer is required to register with the District Manager to ensure fobs are transferred to new owners.

## GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all Rules of the District.

**ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT'S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, PERSONAL INJURY, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.**

**THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.**

***Emergencies:*** After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at 813-533-2950.

***Hours of Operation.*** All hours of operation of the Amenities will be established and published by the District. The Amenities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise expressly stated herein, the following additional guidelines govern the use of all of the Amenities:

1. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.
2. ***Minors.*** Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the Amenities. As noted above, parents and legal guardians are responsible for their minor children who use the Amenities, and the District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities.

3. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
4. **Food and Drink.** Food and drink will be limited to designated areas only.
5. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities.
6. **No Smoking.** Except in designated areas, smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the District Manager.
7. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
8. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
9. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
10. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
11. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
12. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. **Profanity.** Loud, profane or abusive language is prohibited.
14. **Horseplay.** Disorderly conduct and horseplay are prohibited.
15. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
16. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
17. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.

18. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
19. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
20. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and Rules, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
21. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
22. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the District Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

## **SWIMMING POOL**

The following Rules apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
4. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted.
5. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. **Diving.** Diving is strictly prohibited at the pool.
7. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings.
9. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.

10. **Railings.** No swinging on ladders, fences, or railings is allowed.
11. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
12. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
15. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the District Manager.
16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
20. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
21. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
22. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
23. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
24. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

## LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

## PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. **Footwear.** Proper footwear is required and no loose clothing especially with strings should be worn.
2. **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
3. **Food & Drinks.** No food, drinks or gum are permitted at the playground.
4. **Animals.** No pets of any kind are permitted at the playground, with the exception of service animals.
5. **Glass Containers.** No glass containers are permitted at the playground.

6. **No Jumping.** No jumping off from any climbing bar or platform.
7. **Disruptive Behavior.** Profanity, rough-housing, and disruptive behavior are prohibited.
8. **Equipment.** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

## RENTALS

The following applies to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons ages 18 or older may reserve the Amenities for parties and events. Please contact the District Manager in order to determine availability of the Amenities for any particular reservation. All rentals are subject to availability and the discretion of District Staff.
2. **Amenities Available for Rental.** The types of Amenities available for rental are described in the rule for Amenities Rates. Unless specified otherwise by the Board, rentals of the District's Amenities for the purposes of conducting commercial activities is prohibited.
3. **Payment & Registration.** Patrons interested in renting the Amenities may reserve a desired rental date and time up to two (2) times per month on a first-come, first-served basis up to four (4) months in advance of such desired rental date. To reserve a desired rental date and time ("**Rental Date**"), Patrons must submit to the District a completed "**Rental Agreement**" (in the form attached hereto as **Exhibit B**) and a check in the full amount of the "**Deposit**" as specified in the Rules. A desired Rental Date will NOT be reserved until both the completed Rental Agreement and Deposit are received by the District. The District Manager will review the Rental Agreement and has full authority to deny the request subject to availability and in its reasonable discretion. No later than fourteen (14) days prior to the Rental Date, the Patron must submit a check to the District Manager for the full amount of the "**Rental Fee**" as specified in the Rules, as well as a Certificate of Insurance (if applicable), or Patron's Deposit will be forfeited and the Rental Date will be released and made available to other Patrons. To make a reservation within fourteen (14) days of the desired rental date, Patrons must submit to District Staff a completed Rental Agreement and a check in the total amount of both the Deposit and Rental Fee (as well as a Certificate of Insurance, if applicable).
4. **Event Host.** Each application shall provide the name and contact information of a Patron who shall act as the "**Event Host.**" The Event Host must be at least 18 years of age and be present for the entire event, and shall be responsible for ensuring that only guests of the event are permitted access to the Amenities rented, shall ensure that all cleaning obligations have been completed, and shall serve as the District's point of contact for communication regarding the event. If no Event Host

is specified on the Rental Agreement, the Patron submitting the Rental Agreement shall be considered the Event Host.

5. **Cancellations.** Cancellations must be made in writing and received by the District Manager at least fifteen (15) days in advance of the Rental Date in order for a Patron to receive a refund of the Deposit.
6. **Deposits.** Deposits will be returned within ten (10) days of the Rental Date provided there has been no damage to District property and the rented Amenities have been properly cleaned after use. To receive the full refund of the Deposit, the renting Patron must (to the extent applicable):
  - a. Remove all garbage, place in dumpster, and replace garbage liners;
  - b. Remove all decorations, event displays, and materials;
  - c. Return all furniture and other items to their original position;
  - d. Stack chairs in stacks of ten (10);
  - e. Fold all folding tables and place in hallway;
  - f. Wipe off counters, table tops, and the sink area;
  - g. Clean out and wipe down the refrigerator as well as any cabinets and other appliances used;
  - h. Lock all doors after the last guest leaves; and
  - i. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Manager.
7. **Additional Cleaning or Damage.** The District may retain all or part of any Deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the Deposit, the District shall have authority to recover such costs from Patron by any means legally available and to suspend Patron's access and use privileges until such Patron pays any such amounts.
8. **Duration of Rentals.** Unless otherwise authorized by the District Manager, the Amenities may be rented for parties and events during normal operating hours, which shall be established by the District Manager. Each rental shall be for morning, evening, or a full day, as defined in the rule for Amenity Rates, and all times shall be inclusive of set-up and clean-up time. Additional fees may be charged for rentals that extend beyond the reserved hours. In no event shall parties and events, including clean-up, extend beyond 11 p.m.
9. **Capacity.** The Amenities capacity limit(s) shall not be exceeded at any time for a party or event. The capacity limits are as displayed in the clubhouse.
10. **Noise.** The volume of live or recorded music must not violate applicable noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices.
11. **Alcohol.** Patrons must indicate on the rental form if they intend to serve or permit consumption of alcoholic beverages at an event taking place at the rented Amenities. If the Patron desires to serve or sell alcohol at an event, he or she must hire a licensed and insured vendor of alcoholic beverages, and must provide proof of this to the District Manager prior to the event. Patrons who rent the Amenities

and desire to allow their guests to consume alcohol on a “bring your own beverage” or “BYOB” basis must provide proof of insurance coverage to the District Manager prior to the event. Anyone that appears to be excessively intoxicated or under the influence of drugs will be asked to leave the Amenities. Insurance requirements are as follows, and may be modified from time to time in the District’s discretion:

- a. BYOB Alcohol: Patron must provide proof of a Homeowner’s Insurance Rider/Endorsement providing special event coverage
  - b. Serving/Selling Alcohol: Patron must submit proof of at least the following special events insurance coverage: \$250,000 Property Damage; \$1,000,000 Personal Injury; Alcohol Rider; District named as additional insured. This coverage may be satisfied by insurance held by the licensed and insured vendor of alcoholic beverages.
12. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve or allow consumption of alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance.
13. **After-hours Rentals.** The operating hours of the Amenities may vary from time to time, in the District’s discretion. To the extent the Amenities close before 11 p.m., the Amenities may be reserved for after-hours rentals, subject to the following rules:
- a. On the day of the event, the Event Host must meet with Amenities staff to exchange their Access Card for a temporary rental card and a key to the clubhouse door. The rental card will permit access until 11 p.m. All events must be concluded and all clean-up must be complete by 11 p.m.
  - b. Both the rental card and the door key must be returned to Amenities staff the next business day following the event, during normal business hours. Any Deposit shall be returned upon return of the rental card and door key, subject to any applicable offsets for cleaning, damage, or other costs incurred.
  - c. If the rental card and door key are not returned within three (3) business days following the event, the Event Host’s regular Access Card shall be suspended until they are returned. In the event that either the rental card or door key are lost, the Event Host shall notify Amenities staff and shall be charged a replacement fee as specified in these Rules, which replacement fee may be deducted from any Deposit on file.
  - d. After-hours rentals shall otherwise be subject to the same rules and standards as rentals within normal operating hours, including all cleaning obligations.

## **PROPERTY DAMAGE**

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the

right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

#### **USE AT OWN RISK; INDEMNIFICATION**

**ANY PATRON, GUEST, OR OTHER PERSON WHO PARTICIPATES IN THE ACTIVITIES (AS DEFINED BELOW), SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT AND ITS CONTRACTORS, AND THE PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS OF EACH (TOGETHER, "INDEMNITEES"), FOR ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, BY ANY INDIVIDUAL OF ANY AGE, OR ANY CORPORATION OR OTHER ENTITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE, EXPENSES (INCLUDING ATTORNEY'S FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS), AND HARM OF ANY KIND OR NATURE ARISING OUT OF, IN WHOLE OR IN PART, THE PARTICIPATION IN THE ACTIVITIES, BY SAID PATRON, GUEST, OR OTHER PERSON, AND ANY OF HIS OR HER GUESTS AND ANY MEMBERS OF HIS OR HER FAMILY.**

**SHOULD ANY PATRON, GUEST, OR OTHER PERSON, BRING SUIT AGAINST THE INDEMNITEES IN CONNECTION WITH THE ACTIVITIES OR RELATING IN ANY WAY TO THE AMENITIES, AND FAIL TO OBTAIN JUDGMENT THEREIN AGAINST THE INDEMNITEES, SAID PATRON, GUEST, OR OTHER PERSON SHALL BE LIABLE TO THE DISTRICT FOR ALL ATTORNEY'S FEES, COSTS, AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS. THE WAIVER OF LIABILITY CONTAINED HEREIN DOES NOT APPLY TO ANY ACT OF INTENTIONAL, WILLFUL OR WANTON MISCONDUCT BY THE INDEMNITEES.**

**FOR PURPOSES OF THIS SECTION, THE TERM "ACTIVITIES," SHALL MEAN THE USE OF OR ACCEPTANCE OF THE USE OF THE AMENITIES, OR ENGAGEMENT IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION, SPORT, EVENT, OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE DISTRICT, ITS CONTRACTORS OR THIRD PARTIES AUTHORIZED BY THE DISTRICT.**

#### **SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

#### **SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

#### **AMENDMENTS / WAIVERS**

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

**ATTACHMENT A:**                      **Consent and Waiver Agreement**

### EAGLE POINTE CDD - CONSENT AND WAIVER AGREEMENT

The Eagle Pointe Community Development District ("**District**") owns and operates certain amenities, including a pool, and other facilities, and may from time to time offer certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "**Activities**"), I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, AND ANY OF ITS AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "**INDEMNITEES**") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

Participant Name: \_\_\_\_\_

Participant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(if Participant is 18 years of age or older)

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION)  
- This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Parent/Guardian Name: \_\_\_\_\_

(if Participant is a minor child)

Parent/Guardian Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(if Participant is a minor child)

Address: \_\_\_\_\_

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

Emergency Contact & Phone Number: \_\_\_\_\_

**NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.**

**PRIVACY NOTICE:** Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

## **PART 2: Eagle Pointe Community Development District**

### ***Rule for Amenities Rates***

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2024)

Effective Date: \_\_\_\_\_, 2024

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In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Eagle Pointe Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

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1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Rules of Eagle Pointe Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is \$1,000, except for Non-Resident Patrons residing in the DW Bayview Community Development District. Due to prior developer contributions, Non-Resident Patrons residing in DW Bayview Community Development District will pay an Annual User Fee of \$500. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident. A sample operation and maintenance budget related to the Amenities is attached hereto as **Exhibit A**.

4. **Reservation Rates for Clubhouse.** Any patron wishing to have the exclusive use of any room or area within the clubhouse must pay the appropriate fee and submit a security deposit in the amounts set forth below.

<b>Room / Area</b>	<b>Rental Fee</b>	<b>Deposit</b>
Club Room	\$150 for 4 hours + \$50 each additional hour (up to 8 hour maximum)	\$250
Activity/Art Room	\$100 for 4 hours + \$25 each additional hour (up to 8 hour maximum)	\$250
Club Room AND Activity/Art Room	\$225 for 4 hours	\$250

	+ \$60 each additional hour (up to 8 hour maximum)	
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\* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

Item	Fee
Additional Daily Guest Pass	\$10.00 / guest
Replacement of Damaged, Lost, or Stolen FOB	\$50.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50.00

6. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

7. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

8. **Adjustment of Rates.** The Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in Sections 3 and 4 by not more than twenty percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

9. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Rules, as may be amended from time to time, govern all use of the Amenities.

10. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

**Exhibit A**  
**Sample Budget for Operation and Maintenance of Amenities**

EAGLE POINTE CDD  
Proposed Amenity Budget

Chart of Accounts Classification	Budget for
<b>CLUBHOUSE/POOL</b>	
Pool Service Contract	16,800.00
Pool Repairs	2,000.00
Pool Permit	375.00
Access Control Maint & Supplies	2,800.00
IT Management and Support	1,000.00
Office Supplies - Clubhouse	7,500.00
Events	11,000.00
Holiday Lights/Décor	1,500.00
Misc. Recreation	1,000.00
Equipment Maintenance	3,500.00
Insurance	4,200.00
<b>TOTAL CLUBHOUSE/POOL</b>	<b>51,675.00</b>
<b>PERSONNEL EXPENSE</b>	
Amenity Mgmt. Contract Payroll	60,400.00
Mileage Reimbursement	350.00
Staff Uniforms	500.00
<b>TOTAL PERSONNEL EXPENSE</b>	<b>61,250.00</b>
<b>MAINTENANCE</b>	
Amenity Mgmt. Contract Payroll	5,000.00
Mileage Reimbursement	2,200.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 7,200.00</b>
<b>CONTRACT SERVICE EXPENSE</b>	
Grounds Maintenance	36,600.00
Irrigation Maintenance	3,000.00
Landscape Lighting Repair/Maint	1,000.00
Security System & Cameras	11,000.00
Building Maintenance	9,000.00
Miscellaneous Maintenance	5,895.00
Pest Control	1,500.00
Fire Extinguishers	750.00
Termite Bond	750.00
Janitorial Services	7,380.00
Janitorial Supplies	1,000.00
<b>TOTAL CLUBHOUSE/POOL</b>	<b>\$ 77,875.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 198,000.00</b>

Non-Resident User Rate = \$1,000.00 per year

Non-Resident User Rate (DW Bayview Resident) = \$500.00 per year

### **PART 3: Eagle Pointe Community Development District** ***Disciplinary and Enforcement Rule***

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: \_\_\_\_\_, 2024

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**In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Eagle Pointe Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.**

---

**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Operating Rules.

**2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

**3. Suspension of Rights.** The District, through its Board, and District Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Exhibits unsatisfactory behavior, deportment or appearance;
- c. Fails to pay amounts owed to the District in a proper and timely manner;
- d. Fails to abide by any District rules and policies;
- e. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

**4. Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those

described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the District Manager. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## **Tab 11**

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE  
POINTE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE  
THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND  
AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR  
THE PURPOSE OF ADOPTING REVISED AMENITY RULES AND  
RATES.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The District’s Board of Supervisors will hold a public hearing to adopt revised amenity rules and rates, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on June 6, 2024, at 8:30 a.m., at the Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, Florida 34219.

**SECTION 2.** At said public hearing, the Board will consider the rules, rates and fees of the District as more particularly set forth in attached **Exhibit A**.

**SECTION 3.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 4<sup>TH</sup> DAY OF APRIL 2024.**

ATTEST:

**EAGLE POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A:** Proposed District Rates

**EXHIBIT A**

## Tab 12



# ESTIMATE

**Nick Knows LLC**  
3848 Sun City Center Blv  
Suite 104 PMB 1039  
Ruskin, Florida 33573  
United States

8554656697  
www.nickknowscleaning.com

**BILL TO**  
**Eagle Point CDD**  
Shari Leiterman  
11450 Moonsail Drive  
Parrish, Florida 34219  
United States  
  
813-824-2525  
sleiterman@rizzetta.com

**Estimate Number:** EPCDD29  
**Estimate Date:** February 20, 2024  
**Valid Until:** March 21, 2024

**Estimate Total (USD):** **\$1,500.00**

Items	Quantity	Price	Amount
<b>Clubhouse Facility Cleaning and Monthly Pressure Wash</b> Services: Vacuuming/Sweeping, Dusting, and Mopping for Clubhouse, Entryway, Office, Outside Lounge area, and Bathroom (Sanitizing all sinks toilets, stalls, and floors).  Purchasing: (reimbursement by CDD) and maintaining clubhouse supplies including paper towels, toilet paper, hand soap, garbage bags, and removal of all outside pool garbage.  (3) times a week service  Monthly Pressure Wash Service: Pressure wash vestibule area, bathroom entrance area, and open areas of the amenity center.	1	\$1,500.00	\$1,500.00

**Subtotal:** \$1,500.00

**Total:** \$1,500.00

**Estimate Total (USD):** **\$1,500.00**

## Notes / Terms

Signature: \_\_\_\_\_

Signature Date: \_\_\_\_\_

Thank You for Your Business!

## **Tab 13**

Gator Air Conditioning  
6216 28<sup>th</sup> St. E., Ste #1  
Bradenton, FL 34203

PH: 941-749-6000  
FX: 941-745-3619

LICENSE NUMBER  
A/C: CAC057516



[www.GatorAC.com](http://www.GatorAC.com)

# PROPOSAL

**Billing Address:**

Isles At BayView  
11450 Moonsail Dr  
Parrish, FL 34219

**Location Address:**

Isles At BayView  
11450 Moonsail Dr  
Parrish, FL 34219

**COMMERCIAL SERVICE AGREEMENT PROPOSAL**

Gator Air Conditioning will provide maintenance service by skilled and trained technicians on the **(1) one system** located at 11450 Moonsail Dr. We are offering several options for your review.

**Option 1**

Our technicians will complete one (1) preventative maintenance per year. Cost: \$115.00

**Option 1a**

Our technicians will complete one (1) preventative maintenance per year and quarterly filter changes. Cost \$300.00

**Option 2**

Our technicians will complete two (2) preventative maintenances per year. Cost: \$230.00

**Option 2a**

Our technicians will complete two (2) preventative maintenances per year and quarterly filter changes. Cost: \$353.00

The contract period is 12 months with automatic renewal, unless a 30-day written notice to cancel agreement is received. In many cases, preventative maintenance prevents costly service calls and the issues that downed systems create. We strongly recommend a service agreement to keep your units running efficiently and effectively and to prolong their life.

- Receive 15% discount on labor & repairs not under warranty
- 60-day Guarantee on workmanship from date of repair
- Includes filter change on standard 1" filters
- Emergency services after normal business hours will be charged at the normal after-hours rate \$129.00
- Receive priority scheduling on service calls \$89.00

Continued on Page 2



www.GatorAC.com



- **Scope of Preventative Maintenances includes:**
- Belt Check
  - Check Operating Pressures
  - Monitor Start Capabilities
  - Test Safety controls & Measure Temp Differences
  - Clean and Adjust Blower Components
  - Measure Volts/Amps on Motors
  - Tighten Electrical Connections
  - Measure Electrical Connections
  - Lubricate all moving parts
  - Adjust Thermostat Calibration
  - Inspect & rinse Condenser Coil in Place
  - Clean Condensate Drains & Pans when applicable

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Option #: \_\_\_\_\_

Please indicate which option you have chosen, sign and return to Gator Air Conditioning for processing.

Gator AC Rep: Angie Pietrusza

Date: 03/08/2024

Title: Maintenance Coordinator for Commercial Accounts

*Quote valid for 30 days from date above. In the event you want to terminate this agreement, a 30-day written notice is required. Any services rendered and not yet paid and/or discounts received will be due at time of cancellation.*

Gator Air Conditioning is a proud member of:



*Our Value Statement - Honesty and integrity in all dealings with our clients and team members.  
Constant improvement in everything we do.*

## **Tab 14**

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA**

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951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Eagle Pointe Community Development District  
Manatee County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Eagle Pointe Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 11, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 11, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Eagle Pointe Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$657,474.
- The change in the District's total net position in comparison with the prior fiscal year was \$452,440, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$414,170, a decrease of (\$49,981) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, restricted for debt service, deficit is unassigned fund balance in the capital projects, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net assets are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2023	2022	
Current and other assets	\$ 536,946	\$ 678,570	
Capital assets, net of depreciation	7,844,669	7,490,979	
Total assets	8,381,615	8,169,549	
Current liabilities	249,021	342,539	
Long-term liabilities	7,475,120	7,621,976	
Total liabilities	7,724,141	7,964,515	
Net position			
Net investment in capital assets	369,549	(130,997)	
Restricted	271,497	260,243	
Unrestricted	16,428	75,788	
Total net position	\$ 657,474	\$ 205,034	

The District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to a contribution of capital assets from the Developer. The remaining increase primarily represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net assets are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues:		
Charges for services	\$ 882,691	\$ 742,213
Operating grants and contributions	14,568	1,107
Capital grants and contributions	331,434	523,712
General revenues:		
Unrestricted investment earnings	18	85
Total revenues	1,228,711	1,267,117
Expenses:		
General government	95,780	104,248
Maintenance and operations	287,716	105,649
Parks and recreation	84,018	-
Interest	308,757	313,170
Total expenses	776,271	523,067
Change in net position	452,440	744,050
Net position - beginning	205,034	(539,016)
Net position - ending	\$ 657,474	\$ 205,034

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$776,271. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments and Developer contributions for both the current and prior fiscal years. Program revenues decreased during the fiscal year primarily as a result of a decrease in Developer contributions. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of an increase in professional services including the landscape maintenance and amenity management, as well as operating expenses related to the amenity center acquired in the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2023 was amended to increase revenues and appropriations by \$43,250 each. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2023, the District had \$7,847,318 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,649 has been taken, which resulted in a net book value of 7,844,669. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2023, the District had \$7,560,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

The District anticipates that operating cost will increase as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the District's Accounting Department at 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614.

## **FINANCIAL STATEMENTS**

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 107,340
Accounts receivable	14,697
Assessments receivable	4,800
Deposits	6,665
Restricted assets:	
Temporarily restricted	
Investments	403,444
Capital assets:	
Nondepreciable	7,207,239
Depreciable, net	637,430
Total assets	<u>8,381,615</u>
 <b>LIABILITIES</b>	
Accounts payable	23,904
Unearned revenue	84,596
Contract & retainage payable	14,276
Accrued interest payable	126,245
Non-current liabilities:	
Due within one year	155,000
Due in more than one year	7,320,120
Total liabilities	<u>7,724,141</u>
 <b>NET ASSETS</b>	
Net investment in capital assets	369,549
Restricted for debt service	271,497
Unrestricted	16,428
Total net position	<u><u>\$ 657,474</u></u>

See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 95,780	\$ 136,597	\$ -	\$ -	\$ 40,817
Maintenance and operations	287,716	287,716	-	113,722	113,722
Parks and recreation	84,018	561	-	217,712	134,255
Interest on long-term debt	308,757	457,817	14,568	-	163,628
Total governmental activities	776,271	882,691	14,568	331,434	452,422
General revenues:					
Unrestricted investment earnings					18
Total general revenues					18
Change in net position					452,440
Net position - beginning					205,034
Net position - ending					<u>\$ 657,474</u>

See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2023**

	Major Fund			Total
	General	Debt Service Fund	Capital Projects	Governmental Fund
<b>ASSETS</b>				
Cash	\$ 107,340	\$ -	\$ -	\$ 107,340
Investments	-	397,742	5,702	403,444
Accounts receivable	14,697	-	-	14,697
Assessment receivable	4,800	-	-	4,800
Deposits	6,665	-	-	6,665
Total assets	<u>133,502</u>	<u>\$ 397,742</u>	<u>\$ 5,702</u>	<u>536,946</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 23,904	\$ -	\$ -	\$ 23,904
Contracts & retainage payable	-	-	14,276	14,276
Unearned revenue	84,596	-	-	84,596
Total liabilities	<u>108,500</u>	<u>-</u>	<u>14,276</u>	<u>122,776</u>
Fund balances:				
Nonspendable				
Deposits	6,665	-	-	6,665
Restricted for				
Debt service	-	397,742	-	397,742
Unassigned	18,337	-	(8,574)	9,763
Total fund balances	<u>25,002</u>	<u>397,742</u>	<u>(8,574)</u>	<u>414,170</u>
Total liabilities and fund balances	<u>\$ 133,502</u>	<u>\$ 397,742</u>	<u>\$ 5,702</u>	<u>\$ 536,946</u>

See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

Total fund balances - governmental funds \$ 414,170

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,847,318	
Accumulated depreciation	<u>(2,649)</u>	7,844,669

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(126,245)	
Bonds payable	<u>(7,475,120)</u>	<u>(7,601,365)</u>

Net position of governmental activities		<u><u>\$ 657,474</u></u>
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See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Fund			Total
	General	Debt Service Fund	Capital Projects	Governmental Fund
REVENUES				
Assessments	\$ 420,120	\$ 457,817	\$ -	\$ 877,937
Developer contributions	-	-	113,538	113,538
Interest	18	14,568	184	14,770
Miscellaneous revenue	4,754	-	-	4,754
Total revenues	424,892	472,385	113,722	1,010,999
EXPENDITURES				
Current:				
General government	95,780	-	-	95,780
Maintenance and operations	287,716	-	-	287,716
Parks and recreation	92,182			92,182
Debt Service:				
Principal	-	150,000	-	150,000
Interest	-	307,488	-	307,488
Capital outlay	-	-	127,814	127,814
Total expenditures	475,678	457,488	127,814	1,060,980
Excess (deficiency) of revenues over (under) expenditures	(50,786)	14,897	(14,092)	(49,981)
OTHER FINANCING SOURCES (USES)				
Transfer in / (out)	-	(2,010)	2,010	-
Total other financing sources (uses)	-	(2,010)	2,010	-
Net change in fund balances	(50,786)	12,887	(12,082)	(49,981)
Fund balances - beginning	75,788	384,855	3,508	464,151
Fund balances - ending	\$ 25,002	\$ 397,742	\$ (8,574)	\$ 414,170

See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (49,981)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	138,627
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,649)
The statement of activities reports noncash contributions as revenues; however, these revenues are not reported in the fund financial statements.	217,712
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net assets and are eliminated in the statement of activities.	150,000
Amortization of bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,144)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	1,875
Change in net assets of governmental activities	<u>\$ 452,440</u>

See notes to the financial statements

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Eagle Pointe Community Development District ("District") was established pursuant to Ordinance 06-81 of Manatee County, effective November 13, 2006, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, all of the Board Members were affiliated with Kolter Land Partners ("Developer").

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational Amenities	30
Pool Pavilion	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## NOTE 4 DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
Goldman Sachs Financial Square Government Fund	\$ 403,444	S&P AAAM	Weighted average of the fund portfolio: 35 days
	<u>\$ 403,444</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

## NOTE 4 DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. As such, the investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 7,490,979	\$ 113,538	\$ (397,278)	\$ 7,207,239
Total capital assets, not being depreciated	7,490,979	113,538	(397,278)	7,207,239
Capital assets, being depreciated				
Recreational amenities	-	629,266	-	629,266
Pool Pavilion	-	10,813	-	10,813
Total capital assets, being depreciated	-	640,079	-	640,079
Less accumulated depreciation for:				
Recreational amenities	-	1,748	-	1,748
Pool Pavilion	-	901	-	901
Total accumulated depreciation	-	2,649	-	2,649
Total capital assets, being depreciated, net	-	637,430	-	637,430
Governmental activities capital assets, net	\$ 7,490,979	\$ 750,968	\$ (397,278)	\$ 7,844,669

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$15,580,000. The infrastructure will include roadways, stormwater management improvements, potable water and wastewater systems, land improvements, wetland mitigation areas, irrigation improvements, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the roadways, utilities systems, streetlighting and certain other improvements are to be conveyed to others for ownership and maintenance responsibilities.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2020

On July 14, 2020, the District issued \$7,855,000 of Special Assessment Bonds Series 2020, consisting of Term Bonds with fixed interest rates of 3% - 4.125% and due dates from May 1, 2025 to May 1, 2051. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is to be paid serially commencing on May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Bond Indenture. The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments at the time of issuance of the Bonds that are paid in annual installments and are adequate to provide payment of debt service. The District was in compliance with the requirements of the Bond Indenture at September 30, 2023.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 7,710,000	\$ -	\$ 150,000	\$ 7,560,000	\$ 155,000
Less: Original issue discount	(88,024)	-	(3,144)	(84,880)	-
Total	<u>\$ 7,621,976</u>	<u>\$ -</u>	<u>\$ 146,856</u>	<u>\$ 7,475,120</u>	<u>\$ 155,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 155,000	\$ 302,988	\$ 457,988
2025	155,000	298,338	453,338
2026	165,000	293,688	458,688
2027	170,000	287,706	457,706
2028	175,000	281,544	456,544
2029-2033	980,000	1,306,644	2,286,644
2034-2038	1,200,000	1,093,125	2,293,125
2039-2043	1,470,000	824,381	2,294,381
2044-2048	1,810,000	494,175	2,304,175
2049-2051	1,280,000	107,044	1,387,044
Total	<u>\$ 7,560,000</u>	<u>\$ 5,289,633</u>	<u>\$ 12,849,633</u>

## **NOTE 7 – DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. During the prior fiscal year, the Developer provided \$84,596 to the general fund that was not needed for operations. As such, the entire amount has been reported as unearned revenue on the balance sheet.

Developer contributions to the capital projects fund during the current fiscal year were \$113,538. In addition, the Developer contributed capital assets valued at \$217,712. At September 30, 2023, the District owes the Developer \$14,276 for assets acquired in the current fiscal year.

The Developer owns the majority of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## **NOTE 8 – CONCENTRATION**

The Developer owns the majority the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 9 – DEFICIT FUND EQUITY**

The capital projects fund had a deficit fund balance of (\$8,574) at September 30, 2023. The deficit will be covered by a transfer from the debt service fund in the subsequent fiscal year.

## **NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial insurance coverage during the last three years.

## **NOTE 12 – COST SHARE AGREEMENT**

The District has entered into a Cost Share Agreement with DW Bayview Community Development District ("DW Bayview"), the Developer, and the Developer of DW Bayview whereby the District and DW Bayview will share in the costs and benefit of certain infrastructure improvements.

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	with Final Budget - Positive (Negative)
<b>REVENUES</b>				
Assessments	\$ 268,957	\$ 439,062	\$ 420,120	\$ (18,942)
Developer Contributions	211,452	84,597	-	(84,597)
Interest	-	-	18	18
Miscellaneous revenue	-	-	4,754	4,754
Total revenues	480,409	523,659	424,892	(98,767)
<b>EXPENDITURES</b>				
Current:				
General government	98,812	98,812	95,780	3,032
Maintenance and operations	219,472	262,722	287,716	(24,994)
Parks and recreation	162,125	162,125	92,182	69,943
Total expenditures	480,409	523,659	475,678	47,981
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	(50,786)	\$ (50,786)
Fund balance - beginning			75,788	
Fund balance - ending			\$ 25,002	

See notes to required supplementary information

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2023 was amended to increase revenues and appropriations by \$43,250 each. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT  
MANATEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	-
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	-
Independent contractor compensation	\$244,302
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operation and maintenance - \$1,200
	Debt service;
	SF 40' - \$1,048.39
	SF 50' - \$1,268.82
	SF 60' - \$1,505.38
Special assessments collected	\$877,937
Outstanding Bonds:	
Series 2020, due May 1, 2051	See Note 6 page 19 for additional details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Eagle Pointe Community Development District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Eagle Pointe Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 11, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 11, 2024



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Eagle Pointe Community Development District  
Manatee County, Florida

We have examined Eagle Pointe Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Eagle Pointe Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 11, 2024



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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Eagle Pointe Community Development District  
Manatee County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Eagle Pointe Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 11, 2024.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 11, 2024, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Eagle Pointe Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Eagle Pointe Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

March 11, 2024

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

## **Tab 15**

# Donald J. Busch

Email: donbusch1030@gmail.com

11855 Armada Way, Parrish, FL 34219

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## Overview

Experienced Finance Manager with over eleven years of experience working in Financial Planning & Analysis and Credit Risk roles, with over three years of people management experience. Experience overseeing corporate budgets and driving expense management for an \$80B+ firm. Prior Board of Director experience as the treasurer for a 501c3 non-profit.

## BUSINESS EXPERIENCE

### **Raymond James Financial (December 2022 – Present) St. Petersburg, FL**

#### Senior Manager, FP&A (Dec. 2022-Present)

- Developed and presented a monthly firmwide financial forecast to the CFO analyzing and projecting revenues, expenses, balance sheet, capital, and other key company metrics.
- Oversaw the firmwide Corporate Budgeting process, including system set-up, development/alignment of forecasting assumptions for business units, and assisting users with developing their forecasts.
- Assisted with overall firmwide headcount planning to align with the corporate budget.
- Actively worked on the development and implementation of a new budgeting system as one of the project management leads, working with stakeholders across the firm to improve the corporate budget model, process, and help support new system design.
- Chair of the Finance DEI Workplace Pillar and active in the Finance mentoring program.

### **M&T Bank (April 2018 – December 2022) Buffalo, NY**

#### Senior Vice President / Commercial Planning & Analytics Manager (Jun. 2020-Current)

#### AVP / Lead / Senior Commercial Segment Support Analyst (Apr. 2018-Jun. 2020)

- Provided strategic direction in helping manage the product revenue, margins, and liquidity strategy for the Commercial Bank's \$50B+ deposit portfolio.
- Assisted in development and communication of the Commercial Bank's financial plan, from forecasting to monthly variance analysis.
- Developed and maintained forecasting/planning models to help guide the Bank's liquidity strategy and sales performance/strategy around the Treasury Management product suite.
- Managed a team of three analysts; provided coaching, training, and helped foster their career development.
- Developed and presented data visualizations to help guide Senior Management in strategic decision making.
- Presented monthly to Senior Management committees in strategy and reporting meetings. Worked on projects at all levels of Senior Management, from regional sales leaders to the Bank's CFO.
- Active in the Commercial Bank's Finance & Credit mentoring program.
- Honored as a member of M&T Bank's President's Council in 2021, an exclusive award for top performers in the Commercial Bank.

### **2<sup>nd</sup> Generation Theatre (February 2021 – February 2024) Buffalo, NY**

#### Board of Directors - Treasurer

- Work closely with Management team on setting the budget and proposing methods to achieve desired financial outcomes for the non-profit company.
- Specializing in financial advisement, identifying resources, and building partnerships.

**Ingram Micro Inc, (June 2017- April 2018) Williamsville, NY**

Senior Credit Analyst, Credit Risk Management

- Managed a \$100MM+ credit portfolio of IT clients, underwriting credit ranging from \$25K to \$5MM based on financial analysis, industry metrics, and other qualitative risk factors.
- Managed the overall credit risk of the portfolio and developed financial solutions to limit bad debt expenses.
- Built strong client relationships through effective virtual and in-person communication.

**Citigroup, Inc. (September 2012 – June 2017) Getzville, NY**

Banking Officer / Credit and Portfolio Analyst 3, Global Credit Risk (Aug. 2015 – Jun. 2017)

- Completed concise and thorough annual/quarterly credit reviews of clients to assess risk by monitoring operating performance, liquidity/financial condition, and peer analysis.
- Lead industry analyst for the aviation and automotive subsector on the Transportation and Industrials team. Provided industry trends and research for the T&I team.
- Assisted with multiple corporate banking transaction reviews for Senior Risk Management, including acquisitions, revolving credit facility and term loan amendments, and debt refinancing deals for corporate clients.
- Developed strong financial modeling/valuation skills by performing financial projections/forecasts, DCF, Enterprise Valuation and WACC analysis for various Corporate Banking clients.

Securities and Derivatives Settlements Analyst 3, MBS Allocations (Sep. 2012 – Aug. 2015)

- Actively managed a diverse inventory of fixed income products for multiple trading desks.
- Worked daily to assist clients and other broker/dealers, along with front office and middle office, in a fast-paced environment to ensure proper resolution of any problems or issues.

**EDUCATION**

**In Progress: MBA Candidate at State University of New York at Buffalo – Remote/Part-Time (2020-2024) Expected Graduation Date: August 2024**

- Current GPA: 4.0 (14/16 courses completed)

**Graduated: The State University of New York College at Brockport (Aug. 2008-May 2012)**

Bachelor of Science in Finance – AACSB Accredited

- Finance Major GPA: 3.5
- Cumulative GPA: 3.3

**Technical / Skills / Training / Miscellaneous**

- Finance/Data/Analytics Platforms: Tableau, Power BI, Hyperion, Microsoft SQL, Adobe Suite, Salesforce, OneStream, and Longview.
- High level proficiency with the Microsoft Office Suite, including programs such as Excel, Word, Power-Point, and Access.
- Leader of the Raymond James Finance DEI Workplace Pillar committee.
- Involved in the “This Time Must Be Different” committee at M&T, part of the Bank’s Diversity & Inclusion initiatives, focused on the “Sharing & Listening” workstreams.
- Enthusiastic leader and team player with proven ability to communicate and drive results.

**From:** Gagne, Kevin

**Sent:** Monday, February 5, 2024 7:56 AM

**To:** [monolan@rizzetta.com](mailto:monolan@rizzetta.com)

**Subject:** Qualifications submittal for open CDD board position : Isles at Bayview parking

[Matthew,](#)

My name is Kevin G. Gagne, and I'd like to be considered for the open CDD board position.

- I'm a licensed, registered Professional Engineer in three states, including Florida.
- I have a broad, applicable skill set amassed through work as a Senior Engineer in a top 10 (in the world) AE firm for nearly 30 years.
- I've served on community boards in my personal capacity and as a professional have consulted for multiple towns performing peer reviews of site plan and subdivision plan submittals.
- As an engineer, I've specialized in Community Development and Transportation. I prepare plans and bid documents for site and infrastructure, municipal roadway, sidewalk and pedestrian safety, highway and numerous other types of projects.
- I'm thoroughly versed in all aspects of project development from RFQ/RFP preparation, design and permitting, budget preparation and tracking, construction cost estimating, and finally bid and construction phase oversight.
- I believe my background makes me uniquely suited to serve as a member of the CDD board. Please consider this my "resume" submittal for the open position.

Should you require a more tradition resume format, please let me know and I'll provide.

[Kevin G. Gagne](#)  
[8622 Mercator Ct.](#)  
[603-401-4898](#)

**From:** Maria Reimer <[reimermariag@gmail.com](mailto:reimermariag@gmail.com)>

**Sent:** Thursday, March 7, 2024 9:34 PM

**To:** Matt O'Nolan <[MONolan@rizzetta.com](mailto:MONolan@rizzetta.com)>

**Subject:** Re: [EXTERNAL]Fwd: HOA Isles by Bayview resume

Hello Matt,

Most definitely. In my role as a Resource manager for state of Ct., I was responsible for budgets for @14 agencies whose contracted services amounted to at least \$300,000 each for approximately oversight of \$4,200,000. Along with additional agencies we referred to as The non-prime agencies contracted with state were under \$300,000 budgeted that & were under \$300,000 in another matrix system called IP 6 system.

In addition to overseeing budgeted contracts for agencies of the rates set by our commissioner for various services I verified capital improvements of construction for homes both residential and commercial properties.

I conducted many inspections for properties to meet state criteria during my career.

I would be extremely grateful to provide more details & learn more from you & other board members for what's needed in the role to better provide you more about how I qualify for this opportunity.

Thank you again,

I look forward hearing back & meeting with you,

Maria Reimer

1-860-573-0105

Sent from my iPhone

On Mar 5, 2024, at 9:50 AM, Matt O'Nolan <[MONolan@rizzetta.com](mailto:MONolan@rizzetta.com)> wrote:

Hello Maria,

Thank you for your interest, can you please provide a detailed description of your experience/qualifications.

Thank you!

**Matt O'Nolan**  
District Manager

813.533.2950 Ext.: 2928  
[monolan@rizzetta.com](mailto:monolan@rizzetta.com)

[rizzetta.com](http://rizzetta.com)

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# Tom Dougherty

## SUMMARY

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Detail-oriented Analyst with more than 11 years of experience developing partnerships, increasing revenue, and analyzing trending markets. Possesses a proven track record of identifying areas of improvement for business opportunities. A combat veteran and National Guardsmen Officer with excellent communication and organizational skills and a passion for community development.

## EDUCATION

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### Thomas Edison State University

October 2017 – December 2019

Master of Science in Information Technology: Cybersecurity (Critical Infrastructure)

July 2020 – October 2022

Master of Business Administration

January 2023 – August 2025

Doctorate of Business Administration

## EXPERIENCE

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### Clerk of the Circuit Court and Comptroller of Pinellas County, Business Analyst

*March 2023 – Current*

- Responsible for the project accounting finances of capital improvement projects, grants, and indirect projects for Pinellas County
- Assessed performance metrics for Board Records and develop business intelligence visualizations for their results
- Tabulate and process biweekly payroll to processes for the employees of the Board of County Commissioners

### Educating Testing Service, Test Security Analyst

*June 2021 – February 2023*

- Identified and investigated over 3,500 cases of testing abnormalities and security breaches, including score validity and secure material violations
- Performed forensic and statistical analysis for discrepancies and unusual test response patterns for individual and group cases
- Created a collaborative document for the Office of Testing Integrity which rapidly identifies numerous anomalies of an exam and increased time efficiency

### VoiceComm LLC, Sales Strategic Analyst

*April 2016 – June 2021*

- Qualified, maintained and grew over 500 new account opportunities for over \$750k in sales annually
- Delivered daily quality customer service and product knowledge for business to consumer (B2C) and business to business (B2B)
- Interpret, evaluate and report key performance Indicators (KPIs) to CEO, CFO, and CCO through detailed analytics for over 7000 accounts within customer relationship management (CRM)

## SKILLS

- Business Development
- Community Management
- Operations Analytics
- Strategic Marketing
- Customer Service
- Data Analytics

## ACHIEVEMENTS

- Distinguished Honor Graduate as a UH-60 Blackhawk Mechanic
- Basic Leadership Course Commandant's List
- 2019 USO Volunteer of Quarter
- Presidential Volunteer Service Award
- MSIT & MBA Summa Cum Laude Graduate

# Ronald Berkowitz

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[r1berkowitz1@gmail.com](mailto:r1berkowitz1@gmail.com)

(631)-806-2412

11620 Moonsail Dr, Parrish FL 34219

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Eagle Point CDD  
Rizzetta & Company  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, FL 33578

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Dear **Matt O’Nolan**

I submit this application to express my interest in the Eagle Point CDD board membership position.

I previously held board roles as the Executive Vice President for the APICS NYC LI Chapter and as a Board Director of a small consulting consortium firm. I was responsible for inputs on missions and strategies, reviewing policy and procedure for governance, developing material to assist the Board, and implementing a benchmarking program. I also shared in responsibilities for developing ideas for increasing fundraising and membership revenue, made sure that all the work is done according to the bylaws and the ethical principles of the organization and held a fiduciary role to set, and monitor budget and financial fiscal plans.

I further reviewed the requirements of this appointed opening and I believe my candidacy is an excellent fit for this position. Some of the key requirements that I have extensive experience from my professional career include the following:

- Reviewed and approved programs and services and approved strategic plan
- Worked with Government agencies, including grant writing and seeking grant opportunities
- Conducted RFPs/RFQs, contract negotiations and supplier relationship management
- Project Manager on several dozens of corporate projects and savings plans
- Monitored and reported on spending and industry trends. Created KPIs to measure against
- Create executive summaries and presentations to communicate to everyone on all levels

Although the most recent experiences in my career have not focused on a board position, it was a major part of my prior responsibilities for several years. I also have been involved with volunteer groups and volunteering roles. While I was a Sr Manager of Procurement Analytics & Reporting, I completed my **Master’s** Certificate from Villanova University in LEAN Six Sigma to become a Black Belt of process improvement. My experience in managing corporate projects, cross functional teams, and along with my business acumen will help ensure that this position runs smoothly and efficiently. Additionally, my ability to work well under pressure and to multitask effectively will enable me to handle the demands of all internal and external functions working together to exceed our goals.

I look forward to discussing my qualifications with you further.

Thank you for your consideration,

Ronald Berkowitz

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# Ron Berkowitz

631-806-2412

[r1berkowitz1@gmail.com](mailto:r1berkowitz1@gmail.com)

Greater Tampa Bay Area, FL

[www.linkedin.com/in/ronaldberkowitz](https://www.linkedin.com/in/ronaldberkowitz)

Supply Chain | Procurement | Data Analytics |  
Project Management | LEAN Six Sigma | Contract  
Manufacturing | Consulting |

## Professional Overview

Savings driven Procurement Manager offering 20 years of experience; adept in developing savings plans, supplier relationships, strategic sourcing, and cross functional leadership. Highly analytical and process-oriented data analyst background with in-depth knowledge of database types, data capture, manipulation, and visualization. Project manager with broad knowledge of project methodologies and delivering results on time. LEAN Six Sigma practitioner for improving performance by systematically removing waste and reducing variation. Highly skilled at communicating and building influential relationships with suppliers, clients, and teams at all levels. Managed teams and direct reports but can work in an independent role when the situation requires it.

## Work Experience

**Nestle Health Science** (*acquired The Nature's Bounty Co.*)

June 2009-June 2023

**Expert Contract Manufacturing** (*Jan 2022 – June 2023*)

Promoted to support departmental strategies and provide guidance to teams with sourcing initiatives. Identified and implemented improvements to the Outsourcing and Contract Manufacturing process to accelerate Supply Chain performance. Served as main point of contact to cross-functional resources across the Supply Chain for compliance on strategies and performance on multiple corporate projects.

- Developed strategic approach to supplier management, contract negotiations and pricing strategies.
- Experience in building business case for outsourcing/insourcing new or existing products utilizing manufacturing and finance data and stakeholder relationships.
- Oversaw business relationships between internal resources and external partners to meet business needs including Quality & Tech Services for ensuring product spec transfers, resource capabilities and commercialization efforts were planned and executed.
- Project lead on Corporate Consolidation Project to reduce number of suppliers based on their capabilities and performance, across seven business units combining into one. Assessed Suppliers for business growth.
- Drove action plans to completion through interim management, project management, direct execution, or execution advisory.
- Served as a resource regarding procurement policies and procedures, sourcing requirements, products and services, and administrative requirements for procurement of goods and services.
- Proactively find opportunities for process improvements in service, productivity, cost, quality, and other areas to streamline and enhance communication.
- Designed presentations for Senior Leadership and presented them to stakeholders.
- Aid stakeholders with acquisition strategies and sourcing & procurement options

**Sr Manager Procurement; Analytics and Sourcing** (*Jun 2009 – Jan 2022*)

Over a decade of directly supporting the CPO on numerous initiatives, corporate projects, and tasks. Oversaw both direct and indirect procurement spending and savings plans. Managed and monitored supplier performance, which included initiating and managing ongoing projects to reduce overall procurement costs and improve supplier reliability, delivery, and performance.

- Developed key business reports and implemented best business practices for PPV and Supplier Performance, exposing multi-million dollars in savings opportunities.
- Analyzed current and potential suppliers, as well as develop strategic alliances with suppliers to maintain competitive pricing, flexible lead times and high standards of quality.
- Created savings and spend cube to report to Executive Management and Finance on category spend, trends and savings including dashboards and corrective actions.

# Ron Berkowitz

631-806-2412

[r1berkowitz1@gmail.com](mailto:r1berkowitz1@gmail.com)

Greater Tampa Bay Area, FL

[www.linkedin.com/in/ronaldberkowitz](https://www.linkedin.com/in/ronaldberkowitz)

## Work Experience Continued

- Partnered in driving the strategy and yearly planning for the procurement department.
- Lead sourcing initiatives: RFPs, Contract PO, Reverse Auctions, Market Buys, Reformulations etc. with project teams and outside consultants to save millions of dollars in price reductions and cost avoidance.
- Develop and conducted the Supplier Diversity Program with Senior Leadership and reporting for Gov't agencies.
- Ability to apply advanced analytics and industry benchmarking techniques and tools.
- Introduced numerous software solutions to the Dept. Acted as Project Manager to implement tools and incorporate into team's daily workflow. (*Ariba SpendCube, Qlik, Tableau, OracleBI, FairMarkit, PowerBI, Scout, CVM Diversity Spend*)
- Ad Hoc reporting and data model analysis for both Direct and Indirect materials with an annual spend of \$1.2B.
- Direct Supervisor of analytics team to report savings and initiate sourcing opportunities with Category Managers.
- Lead, coached and trained team on best practices and hard skills in data analytics.
- Created department dashboard, and other data visualization reporting in conjunction with Finance to report department performance (Weekly, Monthly, Quarterly, Annually).

## GREYSTONE BUSINESS SOLUTIONS

Sept 2007 – June 2009

### Principal Consultant

Helped take a consortium of consultants and turn it into a company. Took the belief that by combining into one company we could better support our customers by providing a larger portfolio of services and solutions. Worked in all functions of a client's organization helping them increase efficiencies by eliminating wasteful steps, greatly improve performance by analyzing existing processes to develop business plans with strong focus on profitability and quality.

- Dealt with Senior Executives within Clients, usually at Vice President or C-Level
- Generated, as a team, 3x the bookings expectations by current consultant contractor.
- Performed due diligence and financial risk analysis for possible company purchase/merger.
- Ran projects consisting of team members and Client associates and aligned into Client's needs.
- Created and presented multimedia presentations for existing and prospectus clients.
- Oversaw multiple IT projects, demonstrating knowledge of IT fundamentals and the practical application relating to the end user.
- Cooperatively create training curriculums with associates and clients based on need.

## TELEBYTE

July 2005 – Sept 2007

### Manufacturing Operations Director

Successfully steered the company through its newly existing Lean Manufacturing initiative, keeping only its core competencies in-house.

- Decreased production times by over 50% by doing a "5" S clean up, cellular manufacturing and one (1) piece flow.
- Recommended suppliers to outsource 90% of production items at 80% of std. cost.
- Highly successful in reducing inventory by over 95% of SKUs and 90% of sq ft.
- Supplier reduction from over 100 active vendors to 8 strategic relationships.

### TECH SKILLS

Data Analysis Models  
Training Programs  
Contract Negotiations  
Supplier Management  
Visual Presentations  
Project Management  
ERP Implementation  
Six Sigma Black Belt

### EDUCATION

**Bachelor's Industrial Technology  
of Management**  
State University of New York  
Farmingdale, New York

### PROFESSIONAL DEVELOPMENT

**Master's Certificate**  
**Lean Sigma Black Belt**  
Villanova University

### ORGANIZATIONS

**Exec VP Board of Directors**  
APICS, Long Island Chapter  
2005 - 2007

### ADDITIONAL TENURE

**Production Control Manager**  
**Uniflex**  
Long Island, NY  
Jan 2004 - July 2005

**Master Production Scheduler**  
**Anorad, Rockwell Automation**  
Long Island, NY  
June 2000 - Sept 2003

**Production Planner**  
**Oyster Bay Pump Works**  
Long Island, NY  
June 1999 - June 2000

### SKILLS

Communication  
Teamwork  
Problem-solving  
Time management  
Accountability  
Decision-making  
Empathy  
Resourcefulness