



Rizzetta & Company

**Palma Sola Trace**  
**Community Development District**  
**Board of Supervisors' Regular Meeting**  
**December 28, 2023**

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Palma Sola Trace  
Community Development District**

Palma Sola Trace Clubhouse. 7408 Hamilton Road, Bradenton FL, 34209

<b>Board of Supervisors</b>	Eva Walker Michael Coury Mary Gray David Kaiser Dan Crumpler	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Ruben Durand	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	KE Law Group, PLLC
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

**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), or 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.

**PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

---

December 21, 2023

**Board of Supervisors  
Palma Sola Trace Community  
Development District**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District will be held on **Thursday, December 28, 2023, at 1:30 p.m.** at the Palma Sola Trace Clubhouse, located at 7408 Hamilton Road, Bradenton, Florida 34209. The following is the final agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of Monthly Financials.....Tab 1
- 4. BUSINESS ITEMS**
  - A. Consideration of Sod Replacement ..... Tab 2
  - B. Discussion on Pond between Emma and Skybird ..... Tab 3
  - C. Discussion on Replacement of Fishtail Palm on Berm  
Between Ponds 8 & 9
  - D. Discussion on Website Organization
  - E. Discussion on Public Facilities Report
  - F. Discussion on Post Overview of Creek Area and  
5 Year Plan for Creek Area
  - G. Discussion on Meeting Times
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on October 26, 2023..... Tab 4
  - B. Consideration of Operations & Maintenance Expenditures  
for October & November 2023..... Tab 5
- 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 us at (813) 933-5571.

Respectfully,

*Ruben Durand*

Ruben Durand  
District Manager

## **Tab 1**



Rizzetta & Company

# **Palma Sola Trace Community Development District**

---

**Financial Statements  
(Unaudited)**

**October 31, 2023**

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

[palmasolatracedd.org](http://palmasolatracedd.org)  
[rizzetta.com](http://rizzetta.com)

**Palma Sola Trace Community Development District**

Balance Sheet

As of 10/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	22,195	0	0	22,195	0	0
Investments	17,118	124,899	323,045	465,061	0	0
Accounts Receivable	262,162	126,000	268,066	656,229	0	0
Refundable Deposits	381	0	0	381	0	0
Fixed Assets	0	0	0	0	3,341,827	0
Amount Available in Debt Service	0	0	0	0	0	591,111
Amount To Be Provided Debt Service	0	0	0	0	0	1,923,889
<b>Total Assets</b>	<b>301,856</b>	<b>250,899</b>	<b>591,111</b>	<b>1,143,866</b>	<b>3,341,827</b>	<b>2,515,000</b>
<b>Liabilities</b>						
Accounts Payable	22,092	0	0	22,092	0	0
Accrued Expenses	2,372	0	0	2,372	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,515,000
<b>Total Liabilities</b>	<b>24,464</b>	<b>0</b>	<b>0</b>	<b>24,464</b>	<b>0</b>	<b>2,515,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	51,626	124,660	321,667	497,953	0	0
Investment In General Fixed Assets	0	0	0	0	3,341,827	0
Net Change in Fund Balance	225,767	126,239	269,444	621,450	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>277,393</b>	<b>250,899</b>	<b>591,111</b>	<b>1,119,403</b>	<b>3,341,827</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>301,856</b>	<b>250,899</b>	<b>591,111</b>	<b>1,143,866</b>	<b>3,341,827</b>	<b>2,515,000</b>

See Notes to Unaudited Financial Statements

**Palma Sola Trace Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	32	(32)
Special Assessments				
Tax Roll	262,165	262,165	262,162	3
<b>Total Revenues</b>	<b>262,165</b>	<b>262,165</b>	<b>262,194</b>	<b>(29)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	7,000	583	400	183
<b>Total Legislative</b>	<b>7,000</b>	<b>583</b>	<b>400</b>	<b>183</b>
Financial & Administrative				
Accounting Services	20,049	1,671	1,671	0
Administrative Services	6,015	501	501	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	3,500	0	35	(35)
Disclosure Report	1,000	0	0	0
District Engineer	10,000	833	1,013	(179)
District Management	22,388	1,866	1,865	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,569	464	464	0
Legal Advertising	500	42	262	(220)
Public Officials Liability Insurance	3,646	3,646	3,144	502
Trustees Fees	2,200	1,600	1,796	(196)
Website Hosting, Maintenance, Backup & E	3,000	250	484	(234)
<b>Total Financial &amp; Administrative</b>	<b>83,611</b>	<b>16,617</b>	<b>16,979</b>	<b>(362)</b>
Legal Counsel				
District Counsel	10,000	833	989	(155)
<b>Total Legal Counsel</b>	<b>10,000</b>	<b>833</b>	<b>989</b>	<b>(155)</b>
Electric Utility Services				
Utility - Street Lights	2,000	167	157	9
Utility Services	2,500	208	213	(5)
<b>Total Electric Utility Services</b>	<b>4,500</b>	<b>375</b>	<b>370</b>	<b>4</b>
Stormwater Control				
Aquatic Maintenance	10,200	850	850	0
Aquatic Plant Replacement	1,000	83	0	84
Creek Maintenance	20,800	1,734	0	1,733
Fountain Service Repair & Maintenance	250	20	0	21

See Notes to Unaudited Financial Statements

**Palma Sola Trace Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	5,000	417	0	416
Total Stormwater Control	37,250	3,104	850	2,254
Other Physical Environment				
General Liability Insurance	4,009	4,009	3,458	551
Landscape Maintenance	30,000	2,500	748	1,752
Perimeter Wall Repair	10,000	833	0	833
Property Insurance	7,185	7,185	6,849	336
Tree Trimming Services	6,610	551	0	551
Total Other Physical Environment	57,804	15,078	11,055	4,024
Road & Street Facilities				
Guard & Gate Facility Maintenance & Repa	15,000	1,250	384	866
Roadway Repair & Maintenance	15,000	1,250	0	1,250
Street Light/Decorative Light Maintenanc	12,000	1,000	0	1,000
Total Road & Street Facilities	42,000	3,500	384	3,116
Contingency				
Miscellaneous Contingency	20,000	1,667	5,400	(3,734)
Total Contingency	20,000	1,667	5,400	(3,734)
Total Expenditures	262,165	41,757	36,427	5,330
Total Excess of Revenues Over(Under) Expen- ditures	0	220,408	225,767	(5,359)
Fund Balance, Beginning of Period	0	0	51,626	(51,626)
Total Fund Balance, End of Period	0	220,408	277,393	(56,985)

See Notes to Unaudited Financial Statements



**Palma Sola Trace Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	238	(238)
Special Assessments				
Tax Roll	126,000	126,000	126,000	0
Total Revenues	<u>126,000</u>	<u>126,000</u>	<u>126,238</u>	<u>(238)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	126,000	126,000	0	126,000
Total Contingency	<u>126,000</u>	<u>126,000</u>	<u>0</u>	<u>126,000</u>
Total Expenditures	<u>126,000</u>	<u>126,000</u>	<u>0</u>	<u>126,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>126,238</u>	<u>(126,238)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>124,661</u>	<u>(124,661)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>250,899</u>	<u>(250,899)</u>

**Palma Sola Trace Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,378	(1,378)
Special Assessments				
Tax Roll	268,067	268,067	268,066	0
Total Revenues	<u>268,067</u>	<u>268,067</u>	<u>269,444</u>	<u>(1,378)</u>
<b>Expenditures</b>				
Debt Service				
Interest	103,067	103,067	0	103,067
Principal	165,000	165,000	0	165,000
Total Debt Service	<u>268,067</u>	<u>268,067</u>	<u>0</u>	<u>268,067</u>
Total Expenditures	<u>268,067</u>	<u>268,067</u>	<u>0</u>	<u>268,067</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>269,444</u>	<u>(269,444)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>321,667</u>	<u>(321,667)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>591,111</u>	<u>(591,111)</u>

**Palma Sola Trace CDD**  
**Investment Summary**  
**October 31, 2023**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of October 31, 2023</u></b>
The Bank of Tampa	Money Market Account	\$ 3,338
The Bank of Tampa ICS Program: Pinnacle Bank	Money Market Account	13,780
<b>Total General Fund Investments</b>		<b><u>\$ 17,118</u></b>
The Bank of Tampa ICS Capital Reserve Pinnacle Bank	Money Market Account	\$ 124,899
<b>Total Reserve Fund Investments</b>		<b><u>\$ 124,899</u></b>
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 169,082
US Bank Series 2013 Reserve A-1	First American Treasury Obligation Fund Class Z	133,631
US Bank Series 2013 Reserve A-2	First American Treasury Obligation Fund Class Z	18,375
US Bank Series 2013 Prepayment A-1/A-2	First American Treasury Obligation Fund Class Z	1,957
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 323,045</u></b>

**Palma Sola Trace Community Development District**  
**Summary A/R Ledger**  
**From 10/01/2023 to 10/31/2023**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>390, 2463</b>							
	390-001	390 General Fund	Manatee County Tax Collector	AR00001165	12110	10/01/2023	262,162.27
<b>Sum for 390, 2463</b>							<b>262,162.27</b>
<b>390, 2464</b>							
	390-005	390 Reserve Fund	Manatee County Tax Collector	AR00001165	12110	10/01/2023	126,000.00
<b>Sum for 390, 2464</b>							<b>126,000.00</b>
<b>390, 2465</b>							
	390-200	390 Debt Service Fund S2013	Manatee County Tax Collector	AR00001165	12110	10/01/2023	268,066.78
<b>Sum for 390, 2465</b>							<b>268,066.78</b>
<b>Sum for 390</b>							<b>656,229.05</b>
<b>Sum Total</b>							<b>656,229.05</b>

See Notes to Unaudited Financial Statements

**Palma Sola Trace Community Development District**  
**Summary A/P Ledger**  
**From 10/1/2023 to 10/31/2023**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>390, 2463</b>	390 General Fund	10/01/2023	Admiral Environmental	2577	Monthly Aquatic Management 10/23	850.00
	390 General Fund	10/01/2023	BrightView Landscape Services, Inc.	15814541	Landscape Maintenance 10/23	748.00
	390 General Fund	10/26/2023	Eva Walker	EW102623	Board of Supervisors Meeting 10/26/23	200.00
	390 General Fund	10/01/2023	Family Fence Company of Florida, Inc.	74080	50% Deposit - Fence Installation 11/23	5,400.00
	390 General Fund	10/02/2023	Florida Department of Commerce	88775	Special District Fee FY 23/24	175.00
	390 General Fund	10/01/2023	Innersync Studio, Ltd	21723	Website Hosting Quarterly 10/23	384.38
	390 General Fund	10/08/2023	Kilinski / Van Wyk, PLLC	7685	General Counsel 09/23	2,080.00
	390 General Fund	10/26/2023	Michael Joseph Coury	MC102623	Board of Supervisors Meeting 10/26/23	200.00
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084145	District Management Fees 10/23	100.00
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084048	Assessment Roll FY 23-24	5,569.00
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084145	District Management Fees 10/23	464.08
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084145	District Management Fees 10/23	501.25
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084145	District Management Fees 10/23	1,670.75
	390 General Fund	10/01/2023	Rizzetta & Company, Inc.	INV0000084145	District Management Fees 10/23	1,865.67
	390 General Fund	10/06/2023	Schappacher Engineering, LLC	2542	Engineering Services 09/23	1,500.00
	390 General Fund	10/19/2023	Securt Holdings, LLC	39407	Service Call 10/23	383.72
<b>Sum for 390, 2463</b>						<b>22,091.85</b>
<b>Sum for 390</b>						<b>22,091.85</b>
<b>Sum Total</b>						<b>22,091.85</b>

**Palma Sola Trace Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. 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.

**Summary A/R Ledger-Subsequent Collections**

5. General Fund - Payment for Invoice AR00001165 in the amount of \$671.83 was received in November 2023.
6. Debt Service Fund - Payment for Invoice AR00001165 in the amount of \$463.97 was received in November 2023.

## **Tab 2**

## Proposal for Extra Work at Palma Sola Trace CDD

Property Name	Palma Sola Trace CDD	Contact	Claudia Quehl
Property Address	7335 Skybird Road Bradenton, FL 34209	To	Palma Sola Trace CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	3709 Summerwind		
Project Description	Sod replacement @ 3709 SW		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
400.00	SQUARE FEET	St. Augustine Floratam Sod (Installed) - Rear of house. To fix damages.	\$1.50	\$600.00

For internal use only

SO# 8211584  
JOB# 341800291  
Service Line 130

**Total Price** \$600.00

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
8708 Cortez Rd W, Bradenton, FL 34210 ph. (941) 383-0817 fax (941) 387-7066



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

<b>SFH Manager</b>	
Signature _____	Title _____
<b>Claudia Quehl</b>	<b>December 01, 2023</b>
Printed Name _____	Date _____

### BrightView Landscape Services, Inc. "Contractor"

<b>Account Manager</b>	
Signature _____	Title _____
<b>Vivian Quinones</b>	<b>December 01, 2023</b>
Printed Name _____	Date _____

<b>Job #:</b>	<b>341800291</b>		
<b>SO #:</b>	<b>8211584</b>	<b>Proposed Price:</b>	<b>\$600.00</b>

## **Tab 3**

**From:** [Mary Gray](#)  
**To:** [Brittney Carpio](#); [Ruben Durand](#)  
**Subject:** [EXTERNAL]Re: Agenda  
**Date:** Tuesday, December 5, 2023 11:41:11 AM  
**Attachments:** [image001.png](#)

---

**NOTICE: This email originated from outside of the organization.**  
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

I hit send before all attachments







On Tue, Dec 5, 2023 at 11:32 AM Mary Gray <[graypstcdd@gmail.com](mailto:graypstcdd@gmail.com)> wrote:  
Hi Brittney and Ruben.

I think we added the pond complaint. I forget what number pond it is. It's between Emma and Skybird.

Here are some photos to go along with it.

On Tue, Nov 14, 2023 at 1:39 PM Brittney Carpio <[BCarpio@rizzetta.com](mailto:BCarpio@rizzetta.com)> wrote:

Hey, is there anything you would like to add to the next agenda?

Thank you,

**Brittney Carpio**

CDD Administrative Assistant

813.533.2950

[bcarpio@rizzetta.com](mailto:bcarpio@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



**Rizzetta & Company**  
Professionals in Community Management

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

**From:** [Mary Gray](#)  
**To:** [Brittney Carpio](#); [Ruben Durand](#)  
**Subject:** [EXTERNAL]Re: Agenda  
**Date:** Tuesday, December 5, 2023 11:32:55 AM  
**Attachments:** [image001.png](#)

---

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

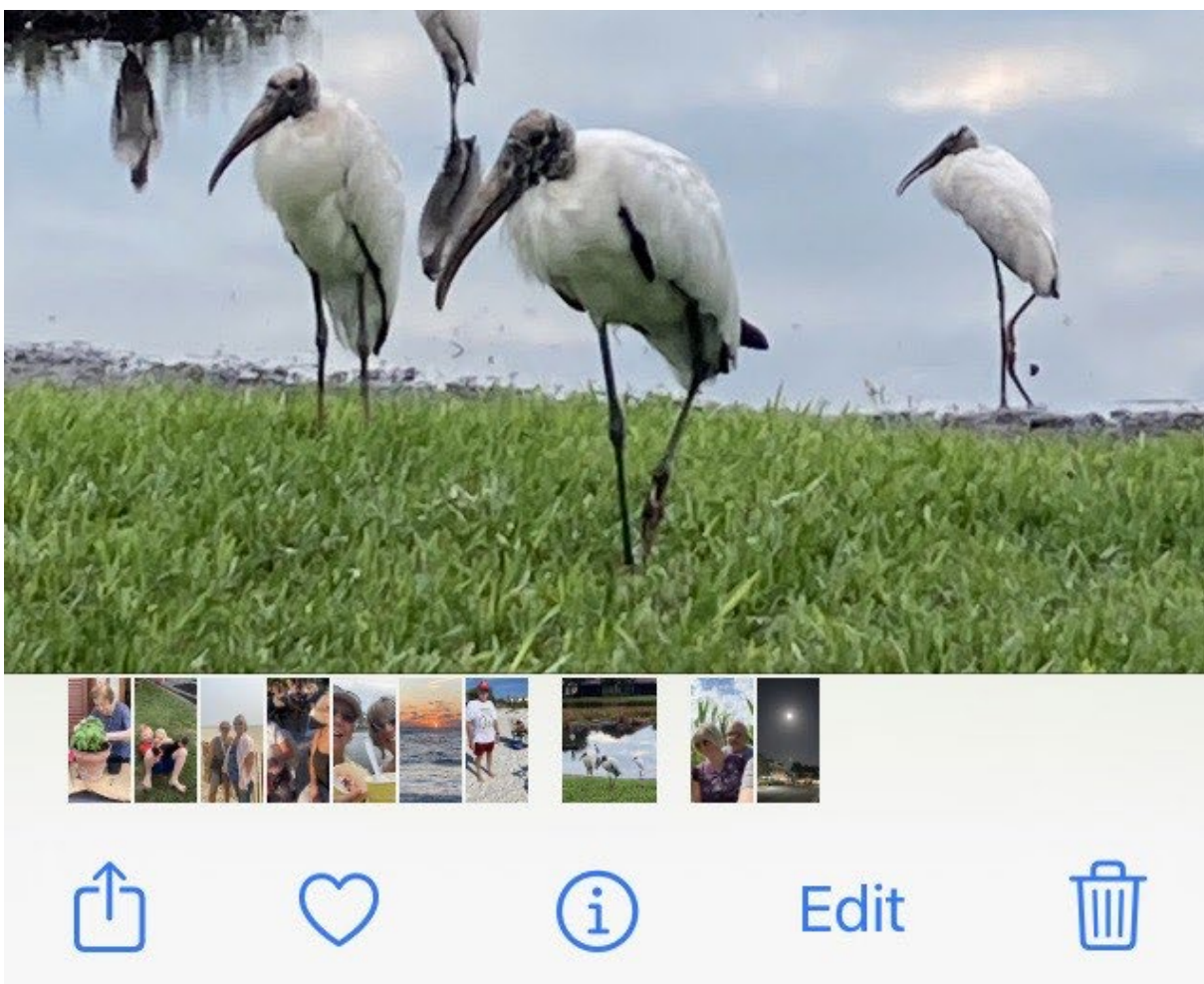
Hi Brittney and Ruben.

I think we added the pond complaint. I forget what number pond it is. It's between Emma and Skybird.

Here are some photos to go along with it.







On Tue, Nov 14, 2023 at 1:39 PM Brittney Carpio <[BCarpio@rizzetta.com](mailto:BCarpio@rizzetta.com)> wrote:

Hey, is there anything you would like to add to the next agenda?

Thank you,

**Brittney Carpio**

CDD Administrative Assistant

813.533.2950

[bcarpio@rizzetta.com](mailto:bcarpio@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



Rizzetta & Company  
Professionals in Community Management

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.



## **Tab 4**

**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.*

**PALMA SOLA TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palma Sola Trace Community Development District was held on **Thursday, October 26, 2023, at 1:30 p.m.** at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, FL 34209.

Present and constituting a quorum:

Eva Walker	<b>Board Supervisor; Chairman</b>
Mike Coury	<b>Board Supervisor; Vice Chair</b>
Mary Gray	<b>Board Supervisor; Asst. Secretary</b>
David Kaiser	<b>Board Supervisor; Asst. Secretary</b>

Also present were:

Ruben Durand	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Jeff Rozek	<b>Condo Association President</b>
Molly Magiano	<b>District Counsel, Kilinski, Via conf. call</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Durand called the meeting to order and conducted roll call, confirming a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident made comments related to the fence repair.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Present. No report.

**B. District Engineer**

Present, provided updates on survey and project for fence repair behind condos.

**C. District Manager**

Mr. Durand indicated that the next regular meeting is scheduled for Thursday, December 28, 2023, at 1:30 p.m.

**FOURTH ORDER OF BUSINESS**

**Discussion on Fence Repairs Behind  
Condos**

Mr. Schappacher presented survey.  
Mr. Schappacher to move forward with fence repair.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Amended Budget**

On a Motion by Mr. Coury, seconded by Ms. Walker, with all in favor, the Board adopted Resolution 2024-01, Amended Budget, for the Palma Sola Trace Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion on Gate Access**

Residents are using the emergency gates for their convenience and have programmed their personal vehicles to open gates on non-emergency situations.

Ms. Walker will check with Bradenton Sheriff on action to take regarding emergency gate and residents using it inappropriately.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Special Meeting  
Minutes held on September 15, 2023**

On a Motion by Ms. Walker, seconded by Mr. Coury, with all in favor, the Board approved, as amended, the minutes of the Special Meeting held on September 15, 2023, for the Palma Sola Trace Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for  
August & September 2023**

<b>August -</b>	<b>\$16,774.09</b>
<b>September -</b>	<b>\$23,771.17</b>

On a Motion by Ms. Walker, seconded by Mr. Coury, with all in favor, the Board ratified the Operations and Maintenance Expenditures for August 2023 (**\$16,774.09**) & September 2023 (**\$23,771.17**), for the Palma Sola Trace Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Kaiser stated he will decline payments for CDD meetings.  
Mr. Coury mentioned Plants in Pond program.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Coury, seconded by Mr. Kaiser, with all in favor, the Board adjourned the meeting at 2:39 p.m., for the Palma Sola Trace Community Development District.

Tab 5

# **PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT**

---

District Office - Citrus Park, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
palmasolatracedd.org

## **Operation and Maintenance Expenditures October 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$673.70**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Palma Sola Trace Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	100173	FPL Summary Palma Sola 09/23	FPL Summary Palma Sola 09/23	\$ 377.12
Grau & Associates, P.A.	100174	101023-390	Audit FYE 09/30/2022 Confirms 10/23	\$ 35.00
McClatchy Company, LLC	100175	215753	Legal Advertising 09/23	<u>\$ 261.58</u>
<b>Report Total</b>				<u><u>\$ 673.70</u></u>

**Palma Sola Trace CDD**  
**09/5/23-10/9/23**  
**Statement Date: 10/3/23**  
**Due Date 10/24/23**

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21937-71157	10/9/2023	3724 Summerwind Cir Gate	1-53100-4301	\$ 27.39
56695-14423	10/9/2023	3804 Bridlecrest Ln Pump	1-53100-4301	\$ 157.92
75654-55537	10/3/2023	3807 75th St W St Lts	1-53100-4307	\$ 157.65
84373-03152	10/9/2023	4095 Overture Cir Gate	1-53100-4301	\$ 34.16

**TOTAL \$ 377.12**

**1-53100-4307 \$ 157.65**  
**1-53100-4301 \$ 219.47**

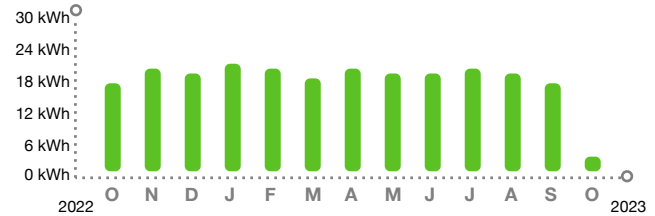
**\$ 377.12**

**Electric Bill Statement****For:** Sep 8, 2023 to Oct 9, 2023 (31 days)**Statement Date:** Oct 9, 2023**Account Number:** 21937-71157**Service Address:**3724 SUMMERWIND CIR # GATE  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.39**

TOTAL AMOUNT YOU OWE

**Oct 30, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	28.28
Payments received	-28.28
Balance before new charges	0.00
Total new charges	27.39
<b>Total amount you owe</b>	<b>\$27.39</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. [FPL.com/eBill](https://www.fpl.com/eBill)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)

/ 27

52052193771157 9372000000

PALMA SOLA  
TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

21937-71157

ACCOUNT NUMBER

\$27.39

TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
21937-71157

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	28.28
Payment received - Thank you	-28.28
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.10

Non-fuel: (\$0.094820 per kWh) \$0.29

Fuel: (\$0.031510 per kWh) \$0.09

Electric service amount 25.16

Gross receipts tax (State tax) 0.65

Franchise fee (Reqd local fee) 1.56

Taxes and charges 2.21

Regulatory fee (State fee) 0.02

Total new charges \$27.39

**Total amount you owe \$27.39**

## METER SUMMARY

Meter reading - Meter AC05813. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	01783		01780		3

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	3	18	18
Service days	31	31	29
kWh/day	0	1	1
Amount	\$27.39	\$28.28	\$28.13

## 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.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

## Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

## Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

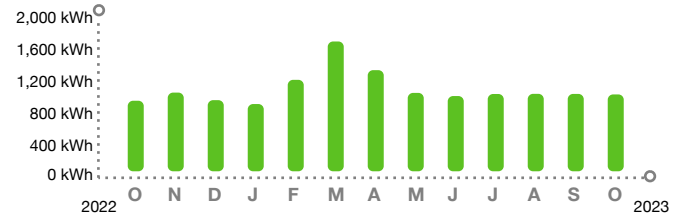
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 8, 2023 to Oct 9, 2023 (31 days)**Statement Date:** Oct 9, 2023**Account Number:** 56695-14423**Service Address:**3804 BRIDLECREST LN # PUMP  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$157.92**

TOTAL AMOUNT YOU OWE

**Oct 30, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	158.88
Payments received	-158.88
Balance before new charges	0.00
Total new charges	157.92
<b>Total amount you owe</b>	<b>\$157.92</b>

(See page 2 for bill details.)

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. [FPL.com/eBill](https://www.fpl.com/eBill)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)

/ 27

5205566951442312975100000

The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:PALMA SOLA TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

56695-14423

ACCOUNT NUMBER

\$157.92

TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
56695-14423

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	158.88
Payment received - Thank you	-158.88
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$99.39

Fuel: (\$0.031510 per kWh) \$33.02

Electric service amount 145.09

Gross receipts tax (State tax) 3.72

Franchise fee (Reqd local fee) 9.00

Taxes and charges 12.72

Regulatory fee (State fee) 0.11

Total new charges \$157.92

**Total amount you owe \$157.92**

### METER SUMMARY

Meter reading - Meter ACD1300. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	07267		06219		1048

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	1048	1055	962
Service days	31	31	29
kWh/day	34	34	33
Amount	\$157.92	\$158.88	\$131.29

### 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.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

### Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

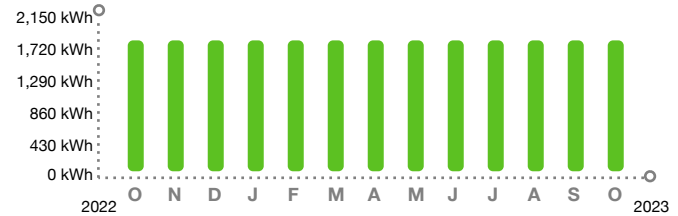
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 5, 2023 to Oct 3, 2023 (28 days)**Statement Date:** Oct 3, 2023**Account Number:** 75654-55537**Service Address:**3807 75TH ST W # ST LTS  
BRADENTON, FL 34209**PALMA SOLA TRACE COMM DEV DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$157.65**

TOTAL AMOUNT YOU OWE

**Oct 24, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	157.65
Payments received	-157.65
Balance before new charges	0.00
Total new charges	157.65
<b>Total amount you owe</b>	<b>\$157.65</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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)

/ 27

5202756545553795675100000

PALMA SOLA TRACE COMM DEV  
DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

75654-55537

ACCOUNT NUMBER

\$157.65

TOTAL AMOUNT YOU OWE

Oct 24, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	157.65
Payment received - Thank you	-157.65
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	153.60
Gross receipts tax (State tax)	3.94
Taxes and charges	3.94
Regulatory fee (State fee)	0.11
Total new charges	\$157.65
<b>Total amount you owe</b>	<b>\$157.65</b>

\*\* 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 Nov 2, 2023.

Usage Type	Usage
Total kWh used	1919

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 3, 2023	Sep 5, 2023	Oct 4, 2022
kWh Used	1919	1919	1919
Service days	28	33	32
kWh/day	69	58	60
Amount	\$157.65	\$157.65	\$134.37

### 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.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify ›](#)

### Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

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:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 1

ESLA

For: 09-05-2023 to 10-03-2023 (28 days)

kWh/Day: 69

Service Address:

3807 75TH ST W # ST LTS  
BRADENTON, FL 34209

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

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
19 KWH Energy			E	101	0.650000	1,919	65.65

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



PALMA SOLA TRACE COMM DEV  
DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Customer Name:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 2

ESLA

For: 09-05-2023 to 10-03-2023 (28 days)

kWh/Day: 69

Service Address:

3807 75TH ST W # ST LTS  
BRADENTON, FL 34209

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							65.65
Sub total						1,919	65.65
Energy conservation cost recovery							0.73
Capacity payment recovery charge							0.31
Environmental cost recovery charge							0.84
Storm restoration recovery charge							29.28
Transition rider credit							-7.94
Storm protection recovery charge							5.53
Fuel charge							59.20
<b>Electric service amount</b>							<b>153.60</b>
Gross receipts tax (State tax)							3.94
Regulatory fee (State fee)							0.11
<b>Total</b>						<b>1,919</b>	<b>157.65</b>

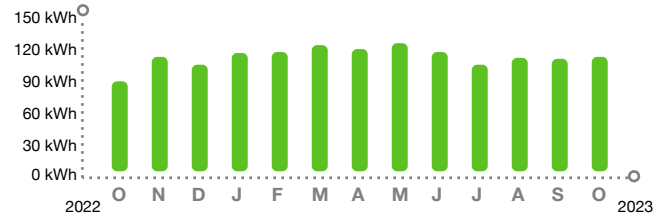
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Sep 8, 2023 to Oct 9, 2023 (31 days)**Statement Date:** Oct 9, 2023**Account Number:** 84373-03152**Service Address:**4095 OVERTURE CIR # GATE  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$34.16**

TOTAL AMOUNT YOU OWE

**Oct 30, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	34.03
Payments received	-34.03
Balance before new charges	0.00
Total new charges	34.16
<b>Total amount you owe</b>	<b>\$34.16</b>

(See page 2 for bill details.)

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. [FPL.com/eBill](https://www.fpl.com/eBill)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)

/ 27

5205843730315236143000000

PALMA SOLA  
TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

84373-03152

ACCOUNT NUMBER

\$34.16

TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
84373-03152

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	34.03
Payment received - Thank you	-34.03
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$3.92

Non-fuel: (\$0.094820 per kWh) \$11.09

Fuel: (\$0.031510 per kWh) \$3.69

Electric service amount 31.38

Gross receipts tax (State tax) 0.81

Franchise fee (Reqd local fee) 1.95

Taxes and charges 2.76

Regulatory fee (State fee) 0.02

Total new charges \$34.16

**Total amount you owe \$34.16**

## METER SUMMARY

Meter reading - Meter AC07429. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	14827		14710		117

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	117	115	92
Service days	31	31	29
kWh/day	4	4	3
Amount	\$34.16	\$34.03	\$31.80

## 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.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

## Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

## Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

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.

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

**Phone: 561-994-9299**

**Fax: 561-994-5823**

*Rizzetta & Company*  
12750 Citrus Park Lane, Suite 115  
Tampa FL 33625

*Date*            10/10/2023

---

SERVICE	AMOUNT
Audits FYE 09/30/2022 - confirmation.com.	\$ <u>2,520.00</u>
See cost break-out per District on page 2.	
Current Amount Due	\$ <u>2,520.00</u>



Client Name	Date	Amount	Bond Series
Bahia Lakes CDD	02/14/2023	35.00	2016
Bridgewater CDD	01/31/2023	70.00	2015A-1, 2015A-2
Connerton West CDD	02/16/2023	140.00	2006, 2015, 2018 A, 2018-1
Copperspring CDD	02/13/2023	35.00	2019
Country Walk CDD	02/16/2023	105.00	2015A-1, 2015A-2
Cross Creek North CDD	02/14/2023	35.00	2018
Eagle Pointe CDD	02/16/2023	35.00	2020
Entrada CDD CDD	02/13/2023	35.00	2021
Glen St. Johns CDD	01/31/2023	35.00	2016
Grand Hampton CDD	02/16/2023	140.00	2014, 2016
Harbourage at Braden River CDD	02/14/2023	35.00	2014
Highland Meadows CDD	02/14/2023	35.00	2006A
K-Bar Ranch CDD	02/17/2023	140.00	2016, 2011, 2014(Parcel O-1), 2014 (Parcel Q)
K-Bar Ranch CDD II	02/13/2023	140.00	2021, 2017, 2017 A2, 2017 A3
Lakeside CDD	02/16/2023	140.00	2015, 2018
LTC Ranch West Residential CDD	02/14/2023	70.00	2021 A, 2021B
Meadow Point III CDD	02/14/2023	140.00	2007, 2013, 2015, 2021
Meadow Pointe IV CDD	02/28/2023	280.00	2004, 2005, 2007, 2012, 2014, 2015, 2022 A-1, 2022 A-2
Mitchell Ranch CDD	02/13/2023	35.00	2019
Palma Sola Trace CDD	02/14/2023	35.00	2013
Paseo CDD	02/16/2023	35.00	2018
Portico CDD	02/13/2023	70.00	2020-1, 2020-2
Seven Oaks CDD	02/16/2023	175.00	2016 A, 2016 B, 2016 A-1, 2016 B1 &2, 2021
Somerset CDD	02/14/2023	35.00	2004
Summit View CDD	02/16/2023	70.00	2021 A, 2021B
Tara CDD 1	02/14/2023	140.00	2012 A-1, 2012 A-2
The Groves CDD	02/13/2023	35.00	2007
Two Creeks CDD	02/16/2023	70.00	2016 A-1, 2016 A-2
Veranda II CDD	02/14/2023	70.00	2021 AA4, 2021 AA5
Wesbridge CDD	02/13/2023	35.00	2019
World Commerce CDD	02/23/2023	70.00	2004, 2007
<b>Total</b>		<b><u>\$ 2,520.00</u></b>	



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

PALMA SOLA TRACE CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

## SEPTEMBER INVOICE

Invoice No.: 215753  
Invoice Date: 09/30/2023  
Due Date: 10/30/2023  
Bill-To Account: 38254  
Sales Rep: Christy Habony

Print

Date	Ad No.	PO	Description	Size	Notes	Net Amount
09/04/2023	1657133	PH on FY 23-24 Final Budget	BRD-Bradenton Herald - Legals ROP Any	B-Quarter Page V		\$175.00

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
09/28/2023 - 09/28/2023	472097	Print Legal Ad-IPL01413870 IPL0141387	BRD-Bradenton Herald Legal   Legals & Public Notices CLS	1 x 73 L	73 L	1	\$86.58

## September Summary

Amount Due: \$261.58

RECEIVED  
10.02.23

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

## ADVERTISING INVOICE

PALMA SOLA TRACE CDD  
Attn: Accounts Payable  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578

## SEPTEMBER INVOICE

Invoice No.: 215753  
Account No.: 38254  
Account Name: PALMA SOLA TRACE CDD  
Amount Due: \$261.58

Email questions to [ssccreditandcollections@mcclatchy.com](mailto:ssccreditandcollections@mcclatchy.com)

McClatchy Company LLC  
PO Box 510150  
Livonia MI 48151

0000038254 0000215753 000026158 2

# **PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT**

---

District Office - Citrus Park, Florida - (813)-933-5571

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
palmasolatracecdd.org

## **Operation and Maintenance Expenditures November 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$23,484.40**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Palma Sola Trace Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Admiral Environmental	100176	2577	Monthly Aquatic Management 10/23	\$ 850.00
BrightView Landscape Services, Inc.	100177	8601872	Landscape Maintenance 10/23	\$ 748.00
Eva Walker	100178	EW102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Family Fence Company of Florida, Inc.	100181	74080	50% Deposit - Fence Installation 11/23	\$ 5,400.00
Florida Department of Commerce	100182	88775	Special District Fee FY 23/24	\$ 175.00
Florida Power & Light Company	100183	FPL Summary Palma Sola 10/23	FPL Summary Palma Sola 10/23	\$ 370.80
Innersync Studio, Ltd	100179	21723	Website Hosting Quarterly 10/23	\$ 384.38
Michael Joseph Coury	100180	MC102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Rizzetta & Company, Inc.	100186	INV0000084048	Assessment Roll FY 23/24	\$ 5,569.00
Rizzetta & Company, Inc.	100184	INV0000084145	District Management Fees 10/23	\$ 4,601.75

**Palma Sola Trace Community Development District**

**Paid Operation & Maintenance Expenditures**

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100185	INV0000084938	District Management Fees 11/23	\$ 4,601.75
Securt Holdings, LLC	100187	39407	Service Call 10/23	<u>\$ 383.72</u>
<b>Total</b>				<u><u>\$ 23,484.40</u></u>

Admiral Environmental LLC  
PO Box 5546  
Sarasota, FL 34277-5546 US  
941-777-3350  
office@admiralenvironmental.com



## INVOICE

**BILL TO**

Palma Sola Trace CDD  
(Ponds)  
C/O Rizzetta & Company, Inc.  
9428 Camden Field Pkwy  
Riverview, FL 33578

**SHIP TO**

Palma Sola Trace CDD  
(Ponds)  
C/O Rizzetta & Company,  
Inc.  
9428 Camden Field Pkwy  
Riverview, FL 33578

**INVOICE #** 2577**DATE** 10/01/2023**TERMS** Due on receipt**CUSTOMER**

Palma Sola Trace CDD (Ponds)

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Palma Sola Trace CDD (Ponds)	1	850.00	850.00

This invoice is for service in October, 2023.  
Thank you for being a valued customer.

SUBTOTAL 850.00  
TAX 0.00  
TOTAL 850.00  
BALANCE DUE **\$850.00**

**RECEIVED**  
10.2.23





# INVOICE

Palma Sola Trace CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 15814541  
**Invoice #:** 8601872  
**Invoice Date:** 10/1/2023  
**Cust PO #:**

Job Number	Description	Amount
341800291	Palma Sola Trace CDD Exterior Maintenance For October	748.00
<b>RECEIVED</b> 9.26.23		
<b>Total invoice amount</b>		<b>748.00</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>748.00</b>

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941-383-0817

*Please detach stub and remit with your payment*

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact [autopay@brightview.com](mailto:autopay@brightview.com) or your branch point of contact for more information on how to sign up on Auto Pay.

## Payment Stub

Customer Account#: 15814541  
Invoice #: 8601872  
Invoice Date: 10/1/2023

**Amount Due: \$748.00**

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

Palma Sola Trace CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**Palma Sola Trace CDD**  
Meeting Date: October 26, 2023

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Eva Midgley Walker	<input checked="" type="checkbox"/>
Mary Gray*	<input type="checkbox"/>
Mike Coury	<input checked="" type="checkbox"/>
Dan Crumpler	<input type="checkbox"/>
David Kaiser *declined payment	<input type="checkbox"/>

*NOTE: Supervisors are only paid if checked present. \*Denotes supervisor does not wish to get paid*

**RECEIVED**  
10.30.23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:30 pm
Meeting End Time:	2:39 pm
Total Meeting Time:	1hrs 9 mins

Time Over <u>3</u> Hours:	
---------------------------	--

Total at <u>\$175.00</u> per Hour:	
------------------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

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

*R. Dorand*



**Date:** September 27, 2023

**Invoice #:** 74080

**Customer ID:** Palm Sola Trace

c/o Rizzetta & Company, Inc.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Qty	Description	Unit Price	Line Total
1	Area 1 -		
	Install 135' of 4' tall Ascott style black aluminum fence including removal & disposal of 115' of old fence	Combined price	\$10,800.00
	Area 2 -		
	Install 263' of 4' tall Ascott style black aluminum fence including removal & disposal of 263' of old fence		
	<b>50% Deposit due before installation can be scheduled</b>		( <b>\$5,400.00</b> )

<b>Subtotal</b>	\$	5,400.00
-----------------	----	----------

Additional fees / taxes

<b>Total</b>	<b>5400.00</b>
--------------	----------------

Please make checks payable to:  
**Family Fence Company**  
**P.O.Box 1171, Lithia FL 33547**

**RECOMMENDED FOR PAYMENT:**

Rick Schepers 9/28/23

## Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

<b>Date Invoiced: 10/02/2023</b>				<b>Invoice No: 88775</b>
<b>Annual Fee: \$175.00</b>	<b>1st Late Fee: \$0.00</b>	<b>2nd Late Fee: \$0.00</b>	<b>Received: \$0.00</b>	<b>Total Due, Postmarked by 12/01/2023: \$175.00</b>

OCT 5 2023



- STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

**Palma Sola Trace CDD**  
**10/3-11/7/23**  
**Statement Date: 11/2/23**  
**Due Date 11/27/23**

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
21937-71157	11/7/2023	3724 Summerwind Cir Gate	1-53100-4301	\$ 28.39
56695-14423	11/7/2023	3804 Bridlecrest Ln Pump	1-53100-4301	\$ 150.90
75654-55537	11/2/2023	3807 75th St W St Lts	1-53100-4307	\$ 157.65
84373-03152	11/7/2023	4095 Overture Cir Gate	1-53100-4301	\$ 33.86

**TOTAL \$ 370.80**

**1-53100-4307 \$ 157.65**  
**1-53100-4301 \$ 213.15**

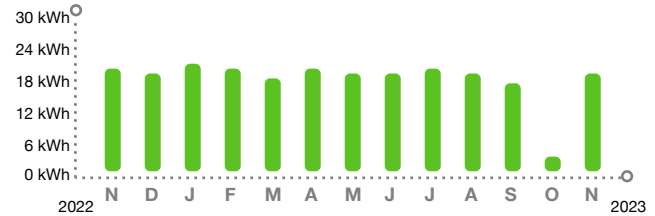
**\$ 370.80**

**Electric Bill Statement****For:** Oct 9, 2023 to Nov 7, 2023 (29 days)**Statement Date:** Nov 7, 2023**Account Number:** 21937-71157**Service Address:**3724 SUMMERWIND CIR # GATE  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$28.39**

TOTAL AMOUNT YOU OWE

**Nov 28, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	27.39
Payments received	-27.39
Balance before new charges	0.00
Total new charges	28.39
<b>Total amount you owe</b>	<b>\$28.39</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 29, 2024 is considered LATE; a late payment charge of 1% will apply.

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own.

[FPL.com/SolarTogetherSMB](https://www.fpl.com/SolarTogetherSMB)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)

/ 27

5205219377115799382000000

PALMA SOLA  
TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

21937-71157

ACCOUNT NUMBER

\$28.39

TOTAL AMOUNT YOU OWE

Nov 28, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
21937-71157

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	27.39
Payment received - Thank you	-27.39
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$10.88

Non-fuel: (\$0.094820 per kWh) \$1.89

Fuel: (\$0.031510 per kWh) \$0.63

Electric service amount 26.08

Gross receipts tax (State tax) 0.67

Franchise fee (Reqd local fee) 1.62

Taxes and charges 2.29

Regulatory fee (State fee) 0.02

Total new charges \$28.39

**Total amount you owe \$28.39**

## METER SUMMARY

Meter reading - Meter AC05813. Next meter reading Dec 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	01803		01783		20

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	20	3	21
Service days	29	31	31
kWh/day	1	0	1
Amount	\$28.39	\$27.39	\$28.24

## 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.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

## Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

## Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://fpl.com/Reliability)

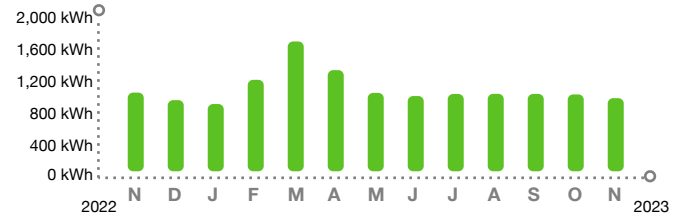
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Oct 9, 2023 to Nov 7, 2023 (29 days)**Statement Date:** Nov 7, 2023**Account Number:** 56695-14423**Service Address:**3804 BRIDLECREST LN # PUMP  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$150.90**

TOTAL AMOUNT YOU OWE

**Nov 28, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	157.92
Payments received	-157.92
Balance before new charges	0.00
Total new charges	150.90
<b>Total amount you owe</b>	<b>\$150.90</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 29, 2024 is considered LATE; a late payment charge of 1% will apply.

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own.

[FPL.com/SolarTogetherSMB](https://www.fpl.com/SolarTogetherSMB)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)

/ 27

5205566951442320905100000

PALMA SOLA TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

56695-14423

ACCOUNT NUMBER

\$150.90

TOTAL AMOUNT YOU OWE

Nov 28, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
56695-14423

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	157.92
Payment received - Thank you	-157.92
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$94.53

Fuel: (\$0.031510 per kWh) \$31.42

Electric service amount 138.63

Gross receipts tax (State tax) 3.56

Franchise fee (Reqd local fee) 8.60

Taxes and charges 12.16

Regulatory fee (State fee) 0.11

Total new charges \$150.90

**Total amount you owe \$150.90**

## METER SUMMARY

Meter reading - Meter ACD1300. Next meter reading Dec 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08264		07267		997

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	997	1048	1073
Service days	29	31	31
kWh/day	34	34	35
Amount	\$150.90	\$157.92	\$144.81

## 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.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

## Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

## Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://www.fpl.com/Reliability)

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:** Oct 3, 2023 to Nov 2, 2023 (30 days)**Statement Date:** Nov 2, 2023**Account Number:** 75654-55537**Service Address:**

3807 75TH ST W # ST LTS

BRADENTON, FL 34209

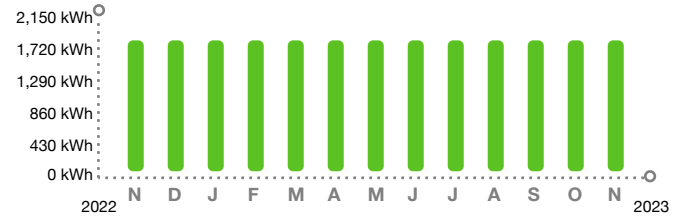
**PALMA SOLA TRACE COMM DEV DISTRICT,**  
Here's what you owe for this billing period.

**CURRENT BILL****\$157.65**

TOTAL AMOUNT YOU OWE

**Nov 27, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	157.65
Payments received	-157.65
Balance before new charges	0.00
Total new charges	157.65
<b>Total amount you owe</b>	<b>\$157.65</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 24, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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)



/ 27

5202756545553795675100000

PALMA SOLA TRACE COMM DEV  
DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

The amount enclosed includes  
the following donation:

**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

75654-55537

ACCOUNT NUMBER

\$157.65

TOTAL AMOUNT YOU OWE

Nov 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	157.65
Payment received - Thank you	-157.65
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	153.60
Gross receipts tax (State tax)	3.94
Taxes and charges	3.94
Regulatory fee (State fee)	0.11
Total new charges	\$157.65
<b>Total amount you owe</b>	<b>\$157.65</b>

\*\* 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 Dec 2, 2023.

Usage Type	Usage
Total kWh used	1919

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 2, 2023	Oct 3, 2023	Nov 2, 2022
kWh Used	1919	1919	1919
Service days	30	28	29
kWh/day	64	69	66
Amount	\$157.65	\$157.65	\$134.37

### 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.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify ›](#)

### Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more ›](#)

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:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 1

ESLA

For: 10-03-2023 to 11-02-2023 (30 days)  
kWh/Day: 64  
Service Address:  
3807 75TH ST W # ST LTS  
BRADENTON, FL 34209

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
19 KWH Energy			E	101	0.650000	1,919	65.65

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



PALMA SOLA TRACE COMM DEV  
DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Customer Name:  
PALMA SOLA TRACE  
COMM DEV DISTRICT

Account Number:  
75654-55537

FPL.com Page 2

ESLA

For: 10-03-2023 to 11-02-2023 (30 days)

kWh/Day: 64

Service Address:  
3807 75TH ST W # ST LTS  
BRADENTON, FL 34209

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							65.65
Sub total						1,919	65.65
Energy conservation cost recovery							0.73
Capacity payment recovery charge							0.31
Environmental cost recovery charge							0.84
Storm restoration recovery charge							29.28
Transition rider credit							-7.94
Storm protection recovery charge							5.53
Fuel charge							59.20
<b>Electric service amount</b>							<b>153.60</b>
Gross receipts tax (State tax)							3.94
Regulatory fee (State fee)							0.11
<b>Total</b>						<b>1,919</b>	<b>157.65</b>

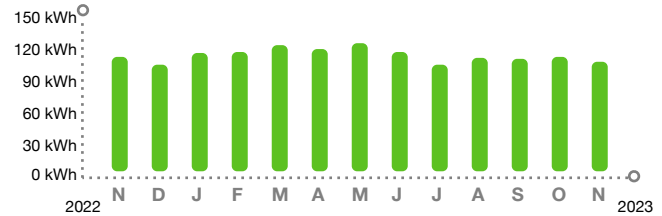
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Oct 9, 2023 to Nov 7, 2023 (29 days)**Statement Date:** Nov 7, 2023**Account Number:** 84373-03152**Service Address:**4095 OVERTURE CIR # GATE  
BRADENTON, FL 34209**PALMA SOLA TRACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$33.86**

TOTAL AMOUNT YOU OWE

**Nov 28, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after January 29, 2024 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	34.16
Payments received	-34.16
Balance before new charges	0.00
Total new charges	33.86
<b>Total amount you owe</b>	<b>\$33.86</b>

(See page 2 for bill details.)

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own.

[FPL.com/SolarTogetherSMB](https://www.fpl.com/SolarTogetherSMB)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)

/ 27

5205843730315276833000000

PALMA SOLA  
TRACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

84373-03152

ACCOUNT NUMBER

\$33.86

TOTAL AMOUNT YOU OWE

Nov 28, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
PALMA SOLA TRACE  
CDD

Account Number:  
84373-03152

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	34.16
Payment received - Thank you	-34.16
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$4.28

Non-fuel: (\$0.094820 per kWh) \$10.62

Fuel: (\$0.031510 per kWh) \$3.53

Electric service amount 31.11

Gross receipts tax (State tax) 0.80

Franchise fee (Reqd local fee) 1.93

Taxes and charges 2.73

Regulatory fee (State fee) 0.02

Total new charges \$33.86

**Total amount you owe \$33.86**

## METER SUMMARY

Meter reading - Meter AC07429. Next meter reading Dec 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	14939		14827		112

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	112	117	117
Service days	29	31	31
kWh/day	4	4	4
Amount	\$33.86	\$34.16	\$33.00

## 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.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://fpl.com/MobileApp)

## Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://fpl.com/BusinessOnCall)

## Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://fpl.com/Reliability)

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.

# INVOICE

**BILL TO**

Palma Sola Trace CDD  
12750 Citrus Park Lane  
Tampa, FL 33625

**INVOICE #** 21723**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly service

BALANCE DUE

**\$384.38**

**RECEIVED**  
10.2.23



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

Invoice

Date	Invoice #
10/1/2023	INV0000084048

Bill To:

PALMA SOLA TRACE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00390

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,569.00	\$5,569.00
Subtotal			\$5,569.00
Total			\$5,569.00

RECEIVED  
9.21.23

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

## Invoice

Date	Invoice #
10/1/2023	INV0000084145

**Bill To:**

PALMA SOLA TRACE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00390

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$501.25	\$501.25
Financial & Revenue Collections	1.00	\$464.08	\$464.08
Management Services	1.00	\$1,865.67	\$1,865.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,601.75
		<b>Total</b>	\$4,601.75

**RECEIVED**  
9.21.23

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

Invoice

Date	Invoice #
11/1/2023	INV0000084938

Bill To:

PALMA SOLA TRACE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00390

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$501.25	\$501.25
Financial & Revenue Collections	1.00	\$464.08	\$464.08
Management Services	1.00	\$1,865.67	\$1,865.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		RECEIVED 10.30.23	
		Subtotal	\$4,601.75
		Total	\$4,601.75



P.O. Box 1403, Osprey, FL 34229  
<https://www.ciaaccess.com/>  
License: ES 12001211 / MC 0128

CIA Access

941 359 3707  
[service@ciaaccess.com](mailto:service@ciaaccess.com)

## Invoice

Invoice Number: 39407  
Invoice Date: 10/19/2023

Matthew Huber / Palma Sola Trace  
c/o Rizzetta & Company - Greg Cox  
9428 Camden Field Pkwy  
Email [invoices.CDDinvoice@rizzetta.com](mailto:invoices.CDDinvoice@rizzetta.com)  
Riverview, FL 33578-0519

**SITE ADDRESS:** 4111 Overture Cir, Bradenton, FL 34209-5890

### WORK COMPLETED:

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Service Call Fee - Ped Gate - North side of the community will not stay closed. Emailed by Ruben	1	\$100.00	\$100.00
Labor - 10/3, On site, determined that the North ped gate had both power switches turned off. The vehicle gate was not operational either. Restored power. While on site, was requested to look at the vehicle and south ped gate. The gate timer on the vehicle gate was turned off , meaning after the gate would open, it would never shut. Set the timer to 15 seconds. The South ped gate photo beam reflector had corroded off of the pole mount. Made a new aluminum bracket and remounted new reflector. Gate is fully functional. Tested and verified operations. Tech Randy	2	\$105.00	\$210.00
Miscellaneous Parts	1	\$36.22	\$36.22
Fuel Surcharge - Oct 2023	1	\$27.75	\$27.75
Administrative Fees	1	\$9.75	\$9.75

SUBTOTAL: \$383.72

Sarasota County: \$0.00

TOTAL: \$383.72

PAID: \$0.00

**BALANCE DUE: \$383.72**

RECEIVED  
10.19.23

### How to Pay

Invoice Number: 39407  
\$383.72 due by 2nd November 2023

We accept payment by check or online transfer using the above link. If you would prefer to pay via credit card, please call the office on 941 359 3707 as there is an additional 3% fee that will need to be added.

**Check** P.O. Box 1403,  
Osprey, FL 34229



P.O. Box 1403, Osprey, FL 34229  
<https://www.ciaaccess.com/>  
License: ES 12001211 / MC 0128

CIA Access

941 359 3707  
[service@ciaaccess.com](mailto:service@ciaaccess.com)

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/hp9b4zm>

Our terms are strictly COD or 7 Day