



Rizzetta & Company

Trevesta Community Development District

**Board of Supervisors' Meeting
October 26, 2023**

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

www.trevestacdd.org

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6120 Trevesta Place, Palmetto, Florida 34221

Board of Supervisors	Joseph Powlis	Chairman
	David Hoyt	Vice Chairman
	Dean LaFollette	Assistant Secretary
	Steven Harmon	Assistant Secretary
	William Dornetto	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock Klinski Van Wyk	
District Engineer	Matt Morris	Morris 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 (239) 936-0913. 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.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG ROAD, SUITE 2745• RIVERVIEW, FLORIDA 33578
WWW.TREVESTACDD.ORG

Board of Supervisors
Trevesta Community
Development District

10/19/2023

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Trevesta Community Development District will be held on **Thursday, October 26, 2023 at 3:00 p.m.** at the Trevesta Clubhouse, located at 6120 Trevesta Place, Palmetto, FL 34221. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report & ResponsesTab 1
 1. Consideration of Landscaping ProposalsTab 2
 - B. Aquatics ReportTab 3
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Review of District Manger Report.....Tab 4
 2. Review of Financial StatementTab 5
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 3, 2023Tab 6
 - B. Consideration of the Operations and Maintenance Expenditures for June, July and August 2023Tab 7
- 5. BUSINESS ITEMS**
 - A. Discussion of Turnover 3B and 3CTab 8
 - B. Discussion of Manatee County Re-stripping of Trevesta PI
 - C. Discussion on Lights on the Trevesta Sign.USC
 - D. Discussion on Maintenance of Grassy Areas on 69th Street
 - E. Ratification of Holiday Lights Proposal.....Tab 9
 - F. Ratification of Second Tower Painting ProposalTab 10
 - G. Ratification of Exterior Wall Painting Agreement.....Tab 11
 - H. Consideration of Reserve Study Proposals.....Tab 12
 - I. Consideration of FLCLASS InvestmentTab 13
 - J. Consideration of Contract for Professional District Services Addendum #4Tab 14
 - K. Presentation of 3rd Quarter Website Audit.....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

TREVESTA

LANDSCAPE INSPECTION REPORT



September 20, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Trevesta Place

General Updates, Recent & Upcoming Maintenance Events

- ❑ Palm pruning event completed and looks professional.
- ❑ Upcoming fertilization events for turf, beds & palms.
- ❑ There is a hold on water for irrigation drawn from the Lake.

The following are action items for the Sun State Landscape Management (SSLM) to complete. Please refer to the item # in your contractor's response listing action already taken or anticipated time of completion. **Red Text** indicated deficient items from a previous report. **Bold Red Text** indicates deficient items for more than a month. **Green Text** indicates a proposal has been requested. **Blue text** indicates irrigation. **Underlined, bold, black text** indicates information or questions for the BOS. **Orange text** indicates STAFF items.

1. Along Trevesta, continue to treat the Magnolias for Tulip Scale.



2. The low rainfall combined with new construction has lowered the lake level to an alarming level. Irrigation draws from the lake have been halted. We will continue to see negative impacts on the plant material, unless there is consistent and ample rainfall. (Pic 2)



6. At the Trevesta entrance, remove all suckers from the Live Oaks.



7. The palms were pruned professionally and look great. Good Job! SSLM. (Pic 7)



8. Across from the Amenities Center in the SW corner of Levana & Trevesta, another Magnolia looks to have Scale. Diagnose & treat.

3. Along Trevesta in both ROWs, continue treat turf for Chinch Bugs and repair with new sod.

4. In the same areas, there is some drought stress in the bed plants.



5. Property-wide, continue to lift all trees over roadways and sidewalks.



9. **Along the west ROW of Trevesta south of the clubhouse, rejuve cut 2 declining Firebush. They are starting to come back, so a rejuve cut is the best option.**








10. Until the dry season continue to cut back natural areas that border on maintained areas and the conservation signs.



Summary of Comments on Slide 1

Page: 2

	Number: 1	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:51:52 AM
	Scheduled to be completed in the month of October.			
	Number: 2	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:50:54 AM
	Application set for the month of Ocotber.			
	Number: 3	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:52:10 AM
	Scheduled to be completed in the month of October.			
	Number: 4	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:51:07 AM
	Proposal provided to water in areas.			
	Number: 5	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:51:33 AM
	On schedule to be completed in the month of October.			

Trevesta, Buffalo Entrance & Buffalo

11. Along Buffalo at 69th, the Learning Center has ripped out turf. This area will be under construction for months. There will be irrigation system damage.

12. There is still noticeable damage to district turf in the east ROW of Buffalo from the apartment homes' construction.

13. During an upcoming rotation, prune the seed pods & stalks off the shorter palms.

14. In the area noted in the photo below, there was a crushed water pipe that cause as washout. Most likely a potable water pipe. Check to make sure this is not irrigation. Report findings to the DM. (Pic 14 a & b)



15. At the Buffalo entrance, continue to treat the turf in the island for a possible Chinch Bug infestation.

16. At the tower on Buffalo, diagnose & treat several stressed Oaks. Looks like Oak Wilt.

17. There are 6 dead Ligustrum units in the east ROW of Buffalo. Investigate to see if this is an irrigation issue or if treatment is needed.





18. Property-wide, treat all joint crack weeds.

19. Property-wide, treat all active ant mounds, raking out inactive mounds.

20. In the west corner of Badini & Trevesta, the irrigation continues to run on battery-operated timers. The 2-wire cable needs to be connected.

21. At the new phase gate, there are still dead palms, under performing bed plants and now the Date Palms look to be diseased. The Date Palms were tested and are diseased. They will need to be replaced. One Sabal is dead after a re-plant. (Pic 21)



	Number: 1	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:53:18 AM
	No water, shrubs are starting to wilt.			
	Number: 2	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:52:18 AM
	Scheduled to be completed in the month of October.			
	Number: 3	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:53:38 AM
	Completed the week of 9/25/23			
	Number: 4	Author: jcastillo2	Subject: Sticky Note	Date: 9/26/2023 11:53:00 AM
	Scheduled to be checked out the week of 9/25/23			

Tab ☐

☐941☐776-2897 office
☐941☐776-0857 fax

Design / Build Contractors
Landscaping, Irrigation,
Maintenance

PROPOSAL SUBMITTED TO Rizzetta & Company - Matt O'Nolan	DATE 9/22/2023
STREET	JOB NAME Trevesta Common Grounds and Buffalo Rd
CITY, STATE, ZIP CODE	JOB LOCATION
ARCHITECT	DATE OF PLANS

[illegible]Payment to be made as follows: ☐PO☐ACC☐PTA☐C☐

Signature

PROPOSAL



Sun State Landscape Management Inc.

8920 Erie Lane

Parrish, FL 34219

941 776-2897 office

941 776-0857 fax

Page 1 of 1

Design / Build Contractors
Landscaping, Irrigation,
Maintenance

PROPOSAL SUBMITTED TO

Rizzetta & Company - Matt O’Nolan

DATE

9/21/2023

STREET

JOB NAME

Water Truck for turf and landscape

CITY, STATE, ZIP CODE

JOB LOCATION

CDD Common Areas

ARCHITECT

DATE OF PLANS

We hereby submit specifications and materials for:

Material:	SI	UNIT	PRICE	TOTAL
Water truck rental	Week	1	\$750.00	\$750.00
Labor for Driver	Driver	1	\$1,500.00	\$1,500.00
Water bags for new tree plantings on Buffalo Rd		10	\$60.00	\$600.00

Water will be pulled from community ponds that do not supply water for irrigation.

Total: \$2,850.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: ☐ PO ☐ ACC ☐ PTA ☐ C

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

☐ OT: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

Tab 3



MONTHLY REPORT

SEPTEMBER 1, 2023



TREVESTA CDD

Inspection Date:

August 28, 2023

Prepared For:

Abigal Jones

Prepared By:

Devon Craig

Field Operations Manager

P: 941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

All ponds have been treated this month. All midge services have been performed this month. Hopefully we will be getting some rain to bring these water levels up. Until water levels rise reoccurring algae blooms will continue and we will continue preventative treatments to keep these ponds looking good during the summer. We are headed into storm season. If we have a major storm we will do drive through post storm to check for possible conjections as well as any storm related problems related to the ponds.

TREVESTA CDD
6120 TREVESTA PL
PALMETTO, FL 34221
19 PONDS



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



13.



14.



15.



16.



20.



POND TREATMENTS

- 1: Treated for shoreline vegetation.
- 2: Treated for shoreline vegetation and Algae.
- 3: Treated for shoreline vegetation and Algae.
- 4: Treated for shoreline vegetation and Algae.
- 5: Treated for Algae and shoreline vegetation.
- 6: Treated for shoreline vegetation.
- 7: Treated for shoreline vegetation and Algae.
- 8: Treated for shoreline vegetation.
- 9: Treated for Shoreline vegetation and Algae.
- 10: Treated for Shoreline vegetation.
- 11: Treated for shoreline vegetation and Algae.
- 13: Treated for shoreline vegetation.

POND TREATMENTS

14: Treated for shoreline vegetation and Algae.

15: Treated for shoreline vegetation and Algae.

16: Treated for shoreline vegetation and Algae.

17: Treated for shoreline vegetation and Algae.

18: Treated for shoreline vegetation and Algae.

19: Treated for shoreline vegetation and Algae.

20: Treated for shoreline vegetation.

Tab ☐



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** 11/30/2023
- **FY 2021-2022 Audit Completion Deadline:** In Progress
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance
- **Bonds Eligible For Refinance:**
 - Series 2016A-1: 11/1/28
 - Series 2018: 11/1/30
 - Series 2020: 5/1/30

District Manager's Report

October 26

2023

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FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment
Balance:

\$201,613

Reserve Fund Cash & Investment Balance:

\$0

Debt Service Fund Investment
Balance:

\$1,257,050

**Total Cash and Investment
Balances:**

\$1,458,663

General Fund Expense Variance: \$22,065 Over budget

Tab ☐



Rizzetta & Company

Trevesta Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

trevestacdd.org

rizzetta.com

Trevesta Community Development District

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	122,815	0	0	122,815	0	0
Investments	0	1,262,610	4,410	1,267,020	0	0
Accounts Receivable	20,076	2,800	0	22,877	0	0
Allowance for Uncollectible Accounts	(20,076)	0	0	(20,077)	0	0
Prepaid Expenses	17,459	0	0	17,459	0	0
Refundable Deposits	3,710	0	0	3,710	0	0
Fixed Assets	0	0	0	0	17,137,618	0
Amount Available in Debt Service	0	0	0	0	0	1,265,410
Amount To Be Provided Debt Service	0	0	0	0	0	12,479,590
Total Assets	143,984	1,265,410	4,410	1,413,804	17,137,618	13,745,000
Liabilities						
Accounts Payable	4,588	0	0	4,588	0	0
Accrued Expenses	7,855	0	0	7,855	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,745,000
Total Liabilities	12,443	0	0	12,443	0	13,745,000
Fund Equity & Other Credits						
Beginning Fund Balance	92,929	1,306,099	281,910	1,680,938	0	0
Investment In General Fixed Assets	0	0	0	0	17,137,618	0
Net Change in Fund Balance	38,612	(40,689)	(277,500)	(279,577)	0	0
Total Fund Equity & Other Credits	131,541	1,265,410	4,410	1,401,361	17,137,618	0
Total Liabilities & Fund Equity	143,984	1,265,410	4,410	1,413,804	17,137,618	13,745,000

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Other Costs (Revenue)				
Cost Share Contingency	0	0	20,111	(20,111)
Special Assessments				
Tax Roll	718,965	718,965	722,719	(3,754)
Off Roll	0	0	10,038	(10,038)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,000	(5,000)
Total Revenues	718,965	718,965	757,868	(38,903)
Expenditures				
Legislative				
Supervisor Fees	3,000	3,000	2,400	600
Total Legislative	3,000	3,000	2,400	600
Financial & Administrative				
Administrative Services	4,917	4,917	4,917	0
District Management	23,382	23,382	23,382	0
District Engineer	15,000	15,000	17,475	(2,475)
Disclosure Report	7,000	7,000	7,000	0
Trustees Fees	7,000	7,000	14,293	(7,293)
Assessment Roll	5,463	5,463	5,463	0
Financial & Revenue Collections	3,933	3,933	3,933	0
Accounting Services	19,667	19,667	19,667	0
Auditing Services	4,000	4,000	4,000	0
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Public Officials Liability Insurance	3,092	3,092	2,770	322
Legal Advertising	2,000	2,000	1,073	927
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	0	0	740	(740)
Website Hosting, Maintenance, Backup & Email	2,753	2,753	3,837	(1,084)
Total Financial & Administrative	99,382	99,382	109,726	(10,344)
Legal Counsel				
District Counsel	18,000	18,000	18,146	(146)
Total Legal Counsel	18,000	18,000	18,146	(146)
Electric Utility Services				
Utility Services	35,000	35,000	25,234	9,767
Utility - Street Lights	20,000	20,000	15,182	4,817

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	55,000	55,000	40,416	14,584
Water-Sewer Combination Services				
Utility - Irrigation	58,000	58,000	55,862	2,138
Total Water-Sewer Combination Services	58,000	58,000	55,862	2,138
Stormwater Control				
Stormwater Monitoring & Maintenance	8,000	8,000	0	8,000
Lake Maintenance	20,000	20,000	22,548	(2,548)
Lake/Pond Bank Maintenance & Repair	35,000	35,000	370	34,630
Fountain/Aeration Repairs & Maintenance	5,000	5,000	11,588	(6,588)
Wetland Monitoring & Maintenance	113,240	113,240	111,605	1,635
Total Stormwater Control	181,240	181,240	146,111	35,129
Other Physical Environment				
Property Insurance	8,494	8,494	7,787	707
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	10,000	10,000	0	10,000
Landscape Maintenance	178,719	178,719	213,452	(34,733)
Pressure Washing	10,000	10,000	0	10,000
Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	26,063	(1,063)
Field Services	8,400	8,400	8,400	0
Landscape - Mulch	30,000	30,000	15,208	14,793
Total Other Physical Environment	274,343	274,343	274,250	93
Contingency				
Miscellaneous Contingency	30,000	30,000	77,918	(47,918)
Total Contingency	30,000	30,000	77,918	(47,918)
Total Expenditures	718,965	718,965	724,829	(5,864)
Total Excess of Revenues Over(Under) Expenditures	0	0	33,039	(33,039)
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	5,572	(5,572)
Total Other Financing Sources(Uses)	0	0	5,572	(5,572)
Fund Balance, Beginning of Period	0	0	92,930	(92,930)
Total Fund Balance, End of Period	0	0	131,541	(131,541)

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,295	(20,295)
Special Assessments				
Tax Roll	349,200	349,200	351,023	(1,823)
Total Revenues	<u>349,200</u>	<u>349,200</u>	<u>371,318</u>	<u>(22,118)</u>
Expenditures				
Debt Service				
Interest	259,200	259,200	248,656	10,544
Principal	90,000	90,000	90,000	0
Total Debt Service	<u>349,200</u>	<u>349,200</u>	<u>338,656</u>	<u>10,544</u>
Total Expenditures	<u>349,200</u>	<u>349,200</u>	<u>338,656</u>	<u>10,544</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>32,662</u>	<u>(32,662)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>521,208</u>	<u>(521,208)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>553,870</u>	<u>(553,870)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,158	(16,158)
Special Assessments				
Tax Roll	268,100	268,100	269,499	(1,399)
Total Revenues	<u>268,100</u>	<u>268,100</u>	<u>285,657</u>	<u>(17,557)</u>
Expenditures				
Debt Service				
Interest	203,100	203,100	200,278	2,821
Principal	65,000	65,000	170,000	(105,000)
Total Debt Service	<u>268,100</u>	<u>268,100</u>	<u>370,278</u>	<u>(102,179)</u>
Total Expenditures	<u>268,100</u>	<u>268,100</u>	<u>370,278</u>	<u>(102,179)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(84,621)</u>	<u>84,621</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>508,550</u>	<u>(508,550)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>423,929</u>	<u>(423,929)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,514	(11,514)
Special Assessments				
Tax Roll	328,865	328,865	330,581	(1,716)
Total Revenues	<u>328,865</u>	<u>328,865</u>	<u>342,095</u>	<u>(13,230)</u>
Expenditures				
Debt Service				
Interest	213,865	213,865	212,262	1,603
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>328,865</u>	<u>328,865</u>	<u>327,262</u>	<u>1,603</u>
Total Expenditures	<u>328,865</u>	<u>328,865</u>	<u>327,262</u>	<u>1,603</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>14,833</u>	<u>(14,833)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3	(3)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3,565)	3,565
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(3,562)</u>	<u>3,562</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>276,341</u>	<u>(276,341)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>287,612</u>	<u>(287,612)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	981	(981)
Total Revenues	0	0	981	(981)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	282,042	(282,042)
Total Other Physical Environment	0	0	282,042	(282,042)
Total Expenditures	0	0	282,042	(282,042)
Total Excess of Revenues Over(Under) Expenditures	0	0	(281,061)	281,061
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3,565	(3,565)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4)	4
Total Other Financing Sources(Uses)	0	0	3,561	(3,561)
Fund Balance, Beginning of Period	0	0	281,910	(281,910)
Total Fund Balance, End of Period	0	0	4,410	(4,410)

Trevesta CDD
Investment Summary
September 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2023</u>
Regions Bank Series 2016 Reserve A-1	Fidelity Investments Money Market Government Class I	\$ 233,038
Regions Bank Series 2016 Revenue A-1	Fidelity Investments Money Market Government Class I	314,624
Regions Bank Series 2016 Interest A-1	Fidelity Investments Money Market Government Class I	454
Regions Bank Series 2016 Prepayment A-1	Fidelity Investments Money Market Government Class I	2,915
Regions Bank Series 2016 Principal A-1	Fidelity Investments Money Market Government Class I	37
Regions Bank Series 2016 Redemption A-1	Fidelity Investments Money Market Government Class I	2
Regions Bank Series 2018 Interest	Fidelity Investments Money Market Government Class I	361
Regions Bank Series 2018 Reserve	Fidelity Investments Money Market Government Class I	210,749
Regions Bank Series 2018 Prepayment	Fidelity Investments Money Market Government Class I	1,604
Regions Bank Series 2018 Sinking Fund	Fidelity Investments Money Market Government Class I	27
Regions Bank Series 2018 Revenue	Fidelity Investments Money Market Government Class I	211,142
Regions Bank Series 2018 Redemption	Fidelity Investments Money Market Government Class I	46
Regions Bank Series 2020 Revenue	Fidelity Investments Money Market Government Class I	118,465
Regions Bank Series 2020 Sinking Fund	Fidelity Investments Money Market Government Class I	423
Regions Bank Series 2020 Interest	Fidelity Investments Money Market Government Class I	391
Regions Bank Series 2020 Reserve	Fidelity Investments Money Market Government Class I	168,332
Total Debt Service Fund Investments		<u><u>\$ 1,262,610</u></u>
Regions Bank 2020 Construction	Fidelity Investments Money Market Government Class I	\$ 4,410
Total Capital Projects Fund Investments		<u><u>\$ 4,410</u></u>

Trevesta Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
241, 2274						
	241 General Fund	09/22/2023	Decorating Elves, Inc.	I231823940	Holiday Lighting and Decor 09/23	1,283.80
	241 General Fund	09/30/2023	McClatchy Company, LLC	215509	Legal Advertising 09/23	85.41
	241 General Fund	09/01/2023	Peace River Electric Cooperative, Inc.	Monthly Electric Summary 08/23 ACH	Monthly Electric Summary 08/23	590.89
	241 General Fund	09/01/2023	Peace River Electric Cooperative, Inc.	Monthly Electric Summary 08/23 ACH	Monthly Electric Summary 08/23	2,334.37
	241 General Fund	09/30/2023	Sun State Landscape Management, Inc.	51461	Irrigation Repairs 06/23	293.46
Sum for 241, 2274						4,587.93
Sum for 241						4,587.93
Sum Total						4,587.93

9/30/2023

**TREVESTA
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT BONDS - SERIES 2020

Construction Account Activity Through September 30, 2023

Inflows:	Debt Proceeds	\$ 5,275,866.69
	Underwriter Discount	115,700.00
	Total Bond Proceeds:	5,391,566.69
	Interest Earnings	3,171.87
	Transfer from Reserve	3,574.67
	Total Inflows:	\$ 5,398,313.23

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee As of 09/30/23
10/27/20	COI	Underwriter Discount	\$ (115,700.00)	Cleared
10/27/20	COI	Rizzetta & Company Inc	(35,000.00)	Cleared
10/27/20	COI	Hopping Green & Sam	(39,500.00)	Cleared
10/27/20	COI	Squire Patton Boggs LLP	(5,000.00)	Cleared
10/27/20	COI	Gray Robinson Attorneys at Law	(42,500.00)	Cleared
10/27/20	COI	Bond Counsel	(45,000.00)	Cleared
10/27/20	COI	Printing & Binding	(1,500.00)	Cleared
04/30/21	COI	Regions Bank	(5,000.00)	Cleared
05/01/22	COI	District Engineer	(10,000.00)	Cleared
		Total COI:	(299,200.00)	
10/27/20	CR 1	M/I Homes of Sarasota	(1,602,315.50)	Cleared
07/27/21	CR 2	M/I Homes of Sarasota	(736,872.03)	Cleared
03/23/22	CR 3	Morris Engineer	(1,200.00)	Cleared
04/30/22	CR 4	M/I Homes of Sarasota	(2,424,061.71)	Cleared
05/06/22	CR 5	Morris Engineer	(4,500.00)	Cleared
06/17/22	CR 5	Morris Engineer	(1,875.00)	Cleared
07/12/22	CR 6	Morris Engineer	(975.00)	Cleared
10/06/22	CR 7	M/I Homes of Sarasota, LLC	(40,858.00)	Cleared
10/12/22	CR 8	M/I Homes of Sarasota, LLC	(281,542.06)	Cleared
12/14/22	CR 9	Passarella & Associates, Inc	(500.00)	Cleared
		Total Requisitions:	(5,094,699.30)	

Total COI and Requisitions: **(5,393,899.30)**

Transfer COI to Interest **(3.61)**

Total Outflows: **(5,393,902.91)**

Series 2020 Construction Fund Balance as of September 30, 2023 **\$ 4,410.32**

**Trevesta Community Development District
Notes to Unaudited Financial Statements
September 30, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger-Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab ☐

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.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Trevesta Community Development District was held on **Thursday, August 3, 2023 at 3:00 p.m.** at the Trevesta Clubhouse, located at 6120 Trevesta Place, Palmetto, FL 34221.

Present and constituting a quorum were:

Dave Hoyt	Board Supervisor, Vice Chairman
William Dornetto	Board Supervisor, Assistant Secretary
Dean Lafollette	Board Supervisor, Assistant Secretary
Steve Harmon	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Meredith Hammock	Representative, Kutak Rock LLP
Matt Morris	District Engineer, Morris Engineering
Bryan Schaub	Landscape Inspector, Rizzetta & Company, Inc.
Bert Smith	Representative, Sitex Aquatics
Kayla Connell	District Financial Manager, Rizzetta & Company Inc.
Juan Castillo	Account Manager, Sun State Landscape

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

The Board heard audience comments regarding Pond 16 conditions, landscaping concerns around Buffalo Rd and Devesta Loop.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. Schaub presented his report to the Board.

On a Motion by Mr. LaFollette, seconded by Mr. Dornetto, with all in favor, the Board approved the Sun State Landscape Management Proposal for the Trimming of Palms, in the amount of \$2,100, for the Trevesta Community Development District.

Mr. LaFollette asked Mr. Smith about the accountability of the Sitex workers. He stated he was concerned about the speed of the workers.

B. Aquatics Report

Mr. Smith presented the Aquatics Report to the Board.

1. Consideration of Aquatics Proposal

On a Motion by Mr. LaFollette, seconded by Mr. Hoyt, with all in favor, the Board approved the Sitex proposal for Larvicide treatment in Pond 15 for \$245.00 per month treatment, totaling 10 monthly treatments per year, for the Trevesta Community Development District.

C. District Counsel

Ms. Hammock discussed new supervisor training. She will send links for the board members to complete in Jan 2024.

D. District Engineer

Present. No report.

E. District Manager

Mr. O'Nolan advised that the next meeting of the Board of Supervisors is scheduled for Thursday, November 2, 2023 at 3:00 p.m. at the Trevesta Clubhouse.

1. Review of District Manager Report

Mr. O'Nolan presented the District Manager Report to the Board.

2. Review of Financial Statement

Mr. O’Nolan presented the Financial Statement to the Board. He noted the CDD was currently \$29,532 Over budget.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Regular meeting held on May 4, 2023 and the O&M Expenditures for April, May, and June 2023

Mr. O’Nolan presented the minutes of the Board of Supervisors’ meeting held on February 2, 2023 and asked if there were any questions. There were none.

Mr. O’Nolan presented the Operation and Maintenance Expenditures for December 2022 through March 2023 and asked if there were any questions. There were none.

On a Motion by Mr. Hoyt, seconded by Mr. Dornetto, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on May 4, 2023 and the Operation and Maintenance Expenditures for April 2023 (\$34,403.54), May 2023 (\$49,157.58), and June 2023 (\$79,069.96), for the Trevesta Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023/2024 Final Budget

On a motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved to open the Public Hearing on Fiscal Year 2023-2024 Budget, for Trevesta Community Development District.

On a motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved to close the Public Hearing on Fiscal Year 2023-2024 Budget, for the Trevesta Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Adopting the Final Budget for FY 23-24

On a motion by Mr. Lafollette, seconded by Mr. Hoyt, with all in favor, the Board adopted Resolution 2023-06, Adopting the Final Budget for FY 2023/2024, for the Trevesta Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Assessments**

On a motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved to open the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Trevesta Community Development District.

On a motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved to close the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Trevesta Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023- 07,
Levying O&M Assessment for FY 23-
24**

On a motion by Mr. Lafollette, seconded by Mr. Hoyt, with all in favor, the Board adopted Resolution 2023- 07, Levying O&M Assessment for FY 23-24, for the Trevesta Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08,
Setting Meeting Schedule for FY 23-
24**

On a motion by Mr. Lafollette, seconded by Mr. Hoyt, with all in favor, the Board adopted Resolution 2023-08 setting meeting schedule for FY 23-24 with the following adjustments, add a June meeting and designate May as budget workshop, for the Trevesta Community Development District.

TENTH ORDER OF BUSINESS

**Acceptance of the Trevesta FY 21-22
Audit report**

Mr. O’Nolan presented the Audit Report to the Board. It was a clean audit with no findings.

On a Motion by Mr. Hoyt, seconded by Mr. Dornetto, with all in favor, the Board accepted the Trevesta FY 21-22 Audit report, for the Trevesta Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of PRECO Easement Request

Mr. Morris explained to the Board that the easement request was no longer needed.

TWELFTH ORDER OF BUSINESS

Consideration of Reserve Study Proposals

On a Motion by Mr. Hoyt, seconded by Mr. Lafollette, with all in favor, the Board approved a NTE of \$3,000 authorizing the Chair to approve a Reserve Study from Reserve Advisors, for the Trevesta Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion on AMG Investment Opportunities

The Board requested an additional review of the AMG proposal as well as another written proposal from a different company, specifically looking for a risk, cost, and reward proposal. The Board would like to review these proposals with a Rizzetta Finance associate at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Discussion of Irrigation Source

Mr. Nielsen and Mr. Morris led a discussion of the irrigation source. There was a note to follow up with ITS, Irrigation company) about the consistency in allowable water schedules.

FIFTEENTH ORDER OF BUSINESS

Consideration of Perimeter Wall Painting

On a Motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved a NTE of \$20,000 to clean and paint the North facing walls and Entrance Tower, for the Trevesta Community Development District.

District Counsel is to draft the agreement.

SIXTEENTH ORDER OF BUSINESS

Consideration of Property Conveyance Request

Mr. Morris presented the Property Conveyance Request to the Board.

On a Motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board authorized Vice Chair to accept offer from developer/Morris Engineering on the property conveyance request, for the Trevesta Community Development District.

SEVENTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

Supervisor Hoyt requested more information regarding a 2020 accounting issue in the amount of \$65,000. Venessa from Rizzetta was working on.

Supervisor Dornetto requested more information on CDD responsibilities regarding front apartment cost sharing and landscaping.

EIGHTEENTH ORDER OF BUSINESS ADJOURNMENT

Mr. O’Nolan stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. LaFollette, seconded by Mr. Hoyt, with all in favor, the Board adjourned the meeting at 5:04 p.m., for the Trevesta Community Development District.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab ☐

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview · Florida · 813-994-1001

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

Operation and Maintenance Expenditures

June 2023

For Board Approval

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

The total items being presented: **\$79,069.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Services, LLC	100122	1 05/23	Amortization Schedule 05/23	\$ 200.00
Eco-Logic Services, LLC	100125	2934	Preserve Maintenance Services for Phase 1 & 2 05/23	\$ 25,525.00
Florida Fountains & Equipment, LLC	100123	CL-478	Fountain Cleaning 05/23	\$ 410.00
FWU Environmental Services	100128	90170107	Water Services 06/23	\$ 4,655.20
Kilinski / Van Wyk, PLLC	100124	6589	General Legal Services 05/23	\$ 409.50
Kilinski / Van Wyk, PLLC	100130	6852	Legal Services - 05/23	\$ 2,600.25
LLS Tax Solutions, Inc.	100126	003038	Special Assessment Refunding Bonds Series 2020 (Assessment Area Two) 05/23	\$ 500.00
Morris Engineering and Consulting, LLC	100133	INV-4199	Miscellaneous Consulting - 11/22	\$ 2,250.00
Morris Engineering and Consulting, LLC	100137	INV-3496	Miscellaneous Consulting - 06/22	\$ 5,750.00
Morris Engineering and Consulting, LLC	100137	INV-3742	Miscellaneous Consulting - 08/22	\$ 2,250.00

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	100129	160096008 05/23	160096008 5/23	\$ 78.14
Peace River Electric Cooperative, Inc.	100135	160096008 06/23	160096008 6/23	\$ 86.12
Peace River Electric Cooperative, Inc.	PREC 06072023	Trevesta Monthly Electric Summary 05/23	Trevesta Monthly Electric Summary 05/23	\$ 2,796.76
Regions Bank Corporate Trust	100132	107533	Trustee Fee S2016 2022/2023	\$ 3,500.00
Rizzetta & Company, Inc.	100121	INV0000080663	District Management Fees 06/23	\$ 5,204.92
Sitex Aquatics, LLC	100127	7504	Monthly Lake Maintenance 06/23	\$ 2,485.00
Sun State Landscape Management, Inc.	100131	50912	Turf Management 06/23	\$ 325.00
Sun State Landscape Management, Inc.	100131	50913	Monthly Maint Common Areas 2nd Entry 06/23	\$ 14,568.19
Sun State Landscape Management, Inc.	100131	51104	Landscape Maintenance 06/23	\$ 275.00
Sun State Landscape Management, Inc.	100134	50878	Irrigation Repairs 05/22	\$ 491.32

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sun State Landscape Management, Inc.	100136	49616	Fountain & Pump Clock Repairs 05/23	\$ 789.56
Sun State Landscape Management, Inc.	100138	51309	Irrigation Repairs 06/23	<u>\$ 3,920.00</u>
Report Total				<u>\$ 79,069.96</u>

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview · Florida · 813-994-1001

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

Operation and Maintenance Expenditures

July 2023

For Board Approval

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

The total items being presented: **\$43,299.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DDD Fencing	100141	1970	Fence repair 07/23	\$ 2,228.00
FWU Environmental Services	100142	90170548 07/23	Water Services 07/23	\$ 4,655.20
Kilinski / Van Wyk, PLLC	100148	7038	General Legal Services 06/23	\$ 313.50
McClatchy Company, LLC	100149	437811	Legal Advertising 07/23	\$ 93.60
McDermitt Davis & Company, LLC	100143	55688	Accounting services - Audit 2022	\$ 4,000.00
Morris Engineering and Consulting, LLC	100150	INV-5329	Miscellaneous Consulting - 07/23	\$ 1,100.00
Peace River Electric Cooperative, Inc.	100152	160096008 07/23	160096008 7/23	\$ 75.50
Peace River Electric Cooperative, Inc.	PREC 07062023	Trevesta Monthly Electric Summary 06/23	Trevesta Monthly Electric Summary 06/23	\$ 2,905.41
Red Rhino Leak Detection	100146	329086	Fountain line broken 06/23	\$ 195.00
Red Rhino Leak Detection	100151	333144	Specialty Pipe Repair 07/23	\$ 1,295.00

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100139	INV0000081338	District Management Fees 07/23	\$ 5,204.92
Site Masters of Florida, LLC	100140	062823-1	Replaced Cap on Wall Column Behind 6702 Devesta Loop.06/23	\$ 600.00
Sitex Aquatics, LLC	100144	7573	Monthly Lake Maintenance 07/23	\$ 2,485.00
Sitex Aquatics, LLC	100147	7383	Monthly Lake Maintenance 05/23	\$ 2,255.00
Sitex Aquatics, LLC	100147	7407	Quarterly Fountain Cleaning 05/23	\$ 1,000.00
Sun State Landscape Management, Inc.	100145	51509	Turf Management 07/23	\$ 325.00
Sun State Landscape Management, Inc.	100145	51510	Monthly Maint Common Areas 2nd Entry 07/23	<u>\$ 14,568.19</u>
Report Total				<u>\$ 43,299.32</u>

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview · Florida · 813-994-1001

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

Operation and Maintenance Expenditures

August 2023

For Board Approval

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

The total items being presented: **\$40,298.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
David P Hoyt	100157	DH080323	Board of Supervisors Meeting 08/23	\$ 200.00
Dean LaFollette	100158	DL080323	Board of Supervisors Meeting 08/23	\$ 200.00
Eco-Logic Services, LLC	100154	3087	Maintenance Services for Phase 1 & 2 07/23	\$ 2,460.00
Florida Fountains & Equipment, LLC	100156	2023-532	Fountain Service Repair 07/23	\$ 241.49
Florida Fountains & Equipment, LLC	100170	CL-543	Fountain Cleaning 08/23	\$ 350.00
FWU Environmental Services	100162	90170548 08/23	Water Services 08/23	\$ 4,655.20
Kilinski / Van Wyk, PLLC	100164	7266	Legal Services 07/23	\$ 1,038.00
McClatchy Company, LLC	100155	205939	Legal Advertising 07/23	\$ 268.60
Morris Engineering and Consulting, LLC	100167	INV-5513	Engineering Services 07/23	\$ 1,000.00
Owens Electric, Inc.	100165	14967434	Service Call - Lighting 08/23	\$ 486.50
Peace River Electric Cooperative, Inc.	PREC08082023	Monthly Electric Summary 06/23 Auto	Monthly Electric Summary 06/23	\$ 2,693.36

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100153	INV0000082201	District Management Fees 08/23	\$ 5,204.92
Rizzetta & Company, Inc.	100169	INV0000081455	Mass Mailing - Budget Notice 07/23	\$ 902.96
Sitex Aquatics, LLC	100159	7763B	Monthly Lake Maintenance 08/23	\$ 2,730.00
Sitex Aquatics, LLC	100166	7784B	Fountain Repair 08/23	\$ 1,744.00
Sun State Landscape Management, Inc.	100160	51951	Turf Management 08/23	\$ 325.00
Sun State Landscape Management, Inc.	100163	51952	Monthly Maint Common Areas 2nd Entry 08/23	\$ 14,568.19
Sun State Landscape Management, Inc.	100168	52111	Palm Tree Testing 08/23	\$ 275.00
Sun State Landscape Management, Inc.	100168	52149	Re-Stake Italian Cypress 08/23	\$ 150.00
Sun State Landscape Management, Inc.	100168	52150	Remove and Dispose Viburnums 08/23	\$ 125.00
Sun State Landscape Management, Inc.	100168	52151	Install Sod 08/23	\$ 480.00
William J Dornetto Jr	100161	WD080323	Board of Supervisors Meeting 08/23	<u>\$ 200.00</u>
Report Total				<u>\$ 40,298.22</u>

Tab 8

WARRANTY BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that this Warranty Bill of Sale is made to be effective the ___ day of October, 2023, by and between **M/I Homes, Inc.**, a Florida corporation, with a registered agent address of 1201 Hays Street, Tallahassee, Florida, 32301, ("**Grantor**") for good and valuable consideration provided to Grantor by the **Trevesta Community Development District**, a local unit of special purpose government located in Manatee County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged by the Grantor, has granted, bargained, sold, transferred and delivered to the Grantee, its successors, heirs, executors, administrators and assigns forever, all right, title and interest of Grantor, if any, in and to following improvements and associated work product and rights as shown below:

SEE EXHIBIT A

(hereinafter referred to as "**Property**"). TO HAVE AND TO HOLD the same unto the Grantee, its executors, administrators and assigns forever.

The Grantor hereby covenants with Grantee, its successors and assigns, that (i) Grantor is the lawful owner of the Property, (ii) the Property is free from all encumbrances, (iii) Grantor is unaware of any liens or encumbrances and covenants to timely address any such liens or encumbrances if and when filed, (iv) Grantor has good right to sell the Property; and (v) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee, its successors and assigns, against the lawful claims and demands of all persons whosoever; provided, however, that notwithstanding the absence of any other warranty contained herein, the Grantor warrants that there are no unpaid taxes or assessments owing on the Property conveyed by this instrument as of the date of conveyance.

The Grantor represents to the Grantee that the Grantor has no knowledge of any latent or patent defects in the Property. The Grantor hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, bonds, claims and other forms of indemnification; provided, however, that Grantor agrees and understands that acceptance of this instrument and conveyance by Grantee does not relieve Grantor of responsibility for ensuring that all punch-list items, as identified by Grantee, are resolved.

By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's sovereign immunity or any limitation on liability provided in Section 768.28, *Florida Statutes*, or and other statutes and law.

[Signature page follows]

IN WITNESS WHEREOF, the foregoing Warranty Bill of Sale is hereby executed and delivered as of the day and year first written above.

"GRANTOR"

Signed, sealed and delivered
in the presence of:

M/I HOMES, INC.
a Florida corporation

Print Name: _____

By: _____

Its: _____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _
_____ day of _____, 2023, by _____, as
_____ for M/I Homes, Inc.

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

Exhibit A

Identification of Improvements

Trevesta Phase IIIC & IIID Landscape Improvements - All plants, trees, shrubbery, and other landscaping, located within Tract B-4 in each case as identified on the plat entitled *Trevesta – Phase IIIC & IIID*, recorded in the Official Records of Manatee County, Florida at Plat Book 73, Pages 115 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Additional Rights - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and Work Product.

AFFIDAVIT OF NON-FOREIGN STATUS
(FIRPTA)

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally _____ ("**Affiant**") who after first being duly sworn deposes and states as follows:

1. That Affiant understands and acknowledges that the United States Foreign Investment in Real Property Tax Act, as amended by the Tax Reform Act of 1984 (Section 1445 of the Internal Revenue Code) provides that a transferee (buyer) of a United States real property interest (as defined in Section 897(c) of the Internal Revenue Code) must withhold tax if the transferor is a foreign person.

2. That Affiant is _____ of **M/I Homes, Inc.**, (the "**Grantor**"), which Grantor may be the owner of a United States real property interest (the "**Property**") attached hereto as **Exhibit A**.

3. That Grantor is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations).

4. The Grantor's address and United States taxpayer identifying number are as follows:

Tax ID No.: _____
_____ [address associated with Tax ID]

5. Affiant understands that this affidavit may be disclosed to the Internal Revenue Service and that any false statement made herein could be punished by fine, imprisonment, or both.

6. Under penalties of perjury, Affiant declares that he or she has examined the affidavit, and to the best of his knowledge and belief, it is true, correct, and complete.

[Signatures on next page]

FURTHER AFFIANT SAYETH NOT.

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to or affirmed and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this _____ day of _____, 2023, by _____, as _____ for M/I
Homes, Inc.

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

Trevesta Phase IIIC & IIID Landscape Improvements - All plants, trees, shrubbery, and other landscaping, located within Tract B-4 in each case as identified on the plat entitled *Trevesta – Phase IIIC & IIID*, recorded in the Official Records of Manatee County, Florida at Plat Book 73, Pages 115 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Additional Rights - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and Work Product.

Tab ☐

DECORATING ELVES

Proposal

Make it a Holiday Every Day!

"Avoid the Holiday Hassle"

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762
www.decoratingelves.com office@decoratingelves.com

Phone 727 474 2628 1-800-MY-LITES

Bill To:

Trevesta CDD
6120 Trevesta PI
Matt O'Nolan
monolan@rizetta.com
813-533-2950 #2928

Install:

DATE: 9-1-23

INVOICE #

LIC# ES12000805 - CLVLT #1162

FOR: Christmas Lighting
and Holiday Décor
Jack Mc Guire

Schedule confirmed when deposit is received

DESCRIPTION	AMOUNT
Entry Monument at the pond	
4x Wrap palms behind the 'Trevesta' entry sign with WW LED Mini's (+/-) 600 illuminations	\$ 1,800.00
4x LED Floods (red and or green) on palms	\$ 220.00
2x 48" Garland Wreath with LED Mini's & Classic Red Bow on either side of 'Trevesta' marquee	\$ 396.00
6x 9'x12" Pine Garland Swags with LED mini's over 'Trevesta' monument	\$ 654.00
1x 36" Red Velvet Bow in center of Pine Garland Swags	\$ 118.00
Labor for Tapcon installation prior to hanging decorations	\$ 480.00
4x LED Spritzers on 4 Palm fronds	\$ 960.00
12x (10"-12") round ornaments applied to Pine Garland Swags.	\$ 312.00
Misc extra, timers ext cords, clips, stakes, tape, fasteners, etc. additional charge as needed	
It is the responsibility of the owner to provide designated working receptacles, & resetting gfci outlets when necessary	
Decorating Elves Inc. Reserves the right to change the schedule for any reason during the 2021 season	
Deposit required to reserve spot in schedule	\$ 1,729.00
Balance due upon completion of installation	\$ 3,211.00
	Thank You

Payment is due upon request. All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being received. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at <https://www.decoratingelves.com/terms-conditions/>

We Also Do Outdoor Lighting Design, Install, Service, & Repairs



Tab 10



PROPOSAL # 1015B

**5217 Macoso Court
NewPortRichey,Florida34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com**

**DATE: 09/15/2023
BID EXPIRES 30 DAYS FROM ABOVE
DATE**

SOLD TO: RIZETTA

PROJECT: Trevesta Painting -2nd Tower Repainting

Atten: Taylor Nielsen Phone: 813.533.2950 Ext.: 9475 E-mail: tnielsen@rizzetta.com

Scope of work:

- ***Repaint 1 entrance tower..... \$4,500.00***

PRICE \$4,500.00

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK

Note: This proposal is based on estimated quantity (LF). Actual LF painted will be billed.

Seller: Signature Privacy Walls of FL, Inc.

Buyer: RIZETTA

(Signature & Title)

Date Accepted: _____

Tab 11

**AGREEMENT BETWEEN THE TREVESTA COMMUNITY DEVELOPMENT
DISTRICT AND SIGNATURE PRIVACY WALLS OF FLORIDA, INC. FOR PAINTING
SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of ____ 2023, by and between:

TREVESTA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Rizzetta & company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

SIGNATURE PRIVACY WALLS OF FLORIDA, INC., a Florida corporation, whose mailing address is 5217 Macoso Court, New Port Richey, Florida 34655 (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

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

WHEREAS, the District has a need to retain an independent contractor to provide painting and pressure washing services for the District’s north wall and entrance feature, as more particularly described in the Contractor’s proposal, attached hereto and incorporated herein by this reference as **Exhibit A** (hereinafter, the “Services”); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, capable and willing to provide such Services and the District desires to enter into this Agreement with Contractor for the same; and

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

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

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

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are described in the Contractor’s Proposal #1014A, attached as **Exhibit A** hereto, which

includes pressure washing, applying one coat of clear sealer, and applying one coat of super paint to the north wall, along with repainting one entrance tower, and all related work necessary to complete the aforesaid Services.

- A.** Contractor shall provide painting services for the District, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein, including but not limited to, the preparation of surfaces, including pressure washing, application of paint, sealing, and provision of all labor and other equipment. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- C.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- D.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- E.** Contractor shall report directly to the District's Representative, Matt O'Nolan. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- F.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to Contractor.

SECTION 3. COMPENSATION AND PAYMENT.

- A.** The District shall pay Contractor a total amount not to exceed **Twenty Thousand Dollars and Zero Cents (\$20,000.00)**, payable according to the unit prices set forth at **Exhibit A** ("Compensation"). Such amount includes all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide

the District the maximum benefits of the Services. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.

- B. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No work shall be performed which exceeds the not-to-exceed amount set forth herein unless first agreed to in writing by the Parties.
- C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of final acceptance of the Services by the District, except the "super paint" Services described at **Exhibit A**, which shall be warranted for seven (7) years. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

- A. Contractor shall maintain throughout the term of this Agreement the

following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured party on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments

against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that 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.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or

lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 13. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for any and all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 14. PERMITS AND LICENSES. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this

Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT; CONTROLLING LAW AND VENUE. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Manatee County, Florida. The Parties hereby waive the right to a jury trial.

SECTION 18. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. If to District:** Trevesta CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
Attn: District Manager
- With a copy to:** Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
- B. If to Contractor:** Signature Privacy Walls of Florida, Inc.
5217 Masco Court
New Port Richey, Florida 34655
Attn: _____

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

SECTION 21. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Matt O’Nolan** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, MATT O'NOLAN, C/O RIZZETTA & COMPANY, INC., 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, (813) 533-2950 EXT. 2928, MONOLAN@RIZZETTA.COM.

SECTION 23. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated S. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

**TREVESTA COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**SIGNATURE PRIVACY WALLS OF
FLORIDA, INC.**

By: _____
Print: _____
Its: _____

Exhibit A: Contractor's Proposal, Number 1014A

Exhibit A



PROPOSAL # 1014A

5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com

DATE: 09/12/2023
BID EXPIRES 30 DAYS FROM ABOVE
DATE

SOLD TO: RIZETTA

PROJECT: Trevesta Painting -North Wall & Entrance Tower
Updated 9-12-23

Atten: Taylor Nielsen Phone: 813.533.2950 Ext.: 9475 E-mail: tnielsen@rizetta.com

Scope of work:

- Pressure cleaning, apply one coat of clear sealer and 1 coats of super paint-7 year warranty -spraying application only to 2100 LF of 8¹/₂ wall-1 side (outside side of the wall) @ \$7.15/LF \$15,015.00
- Repaint 1 entrance tower.....\$4,985.00

PRICE \$20,000.00

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK
Note: This proposal is based on estimated quantity (LF). Actual LF painted will be billed.

Seller: Signature Privacy Walls of FL, Inc.

Buyer: RIZETTA

(Signature & Title)

Date Accepted: _____

An Equal Opportunity Employer

Tab 1 ☐



May 24, 2023

Trevesta CDD
c/o Rizzetta and Company
2700 S Faulkenberg Rd, Suite 2745
Riverview, FL 33578

RE: Full Service Reserve Study with Site Inspection
Trevesta CDD
6210 Trevesta Place
Palmetto, FL 34221

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Trevesta CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Trevesta CDD commenced operations in 5/2015. The community started home construction in 2017 and construction has been gradual up to current times. The community is comprised of single family homes, villas, and townhomes. There will be 843 owners at build-out. The CDD consists of 411.44 acres and is located in Palmetto, Manatee County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Retention Ponds**
- **Entry Monuments**
- **Walls and Fencing**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Full Service Reserve Study with Site Inspection (Level-1) \$2,500

The fee schedules for **reserve study updates** are as follows. NOTE: Agreeing to the initial reserve study **does not** lock you in to any future update. All future updates come when directed by you. Prices are good for 3 years.

Reserve Study Update with Site Inspection (Level-2) \$2,000

Reserve Study Update without Site Inspection (Level-3) \$1,000

We will provide you with electronic copies of the report of your choice. Payment will be due at the first submission of the report. The report will be completed within eight weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

Independent Works LLC.

Property Manager: Taylor Nielsen, CDD District Manager
Association Name: Trevesta Community Development District
Association Address: 6120 Trevesta Place, Palmetto, Florida 34221

Reserve Study Proposal

Scope of Work:

- Pre-inspection meeting, budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- Report includes- Item Parameter Chart Detail, Expenditures, Cash flow Chart, Annual Chart, Monthly Chart, Supplementary and Components Charts.

Structures and Improvements to be included

Please see addendum

Reserve study Methodology and Procedures

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association's reserve history, budget/financials and answer any questions about the reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using both the Component Funding analysis and Cash Flow Analysis (Pooling Method) funding methodologies in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association's specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA)

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Independent Works LLC.

Property Manager: Taylor Nielsen, CDD District Manager
Association Name: Trevesta Community Development District
Association Address: 6120 Trevesta Place, Palmetto, Florida 34221

An electronic preliminary draft report for your association's review so that any possible factual inaccuracies or differences of opinion can be addressed before a final reserve study report is issued. That way your association can play an active role in the overall process. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

Association Information Required:

We will need from you a copy of your current reserve budget so that our report can be designed to reflect similar reserve classifications/categories making it easier for your association to make direct comparisons between your budget and our findings

As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

Addendum:

EXPENDITURES INCLUDED: Common Areas for Condominium Development District: Perimeter Fencing & Gates, Lake, Aerators, Lakes, Site Fencing and Gates, Asphalt Pavement, Site Lights, Landscaping, Irrigation, Entry Monument Signage, Video Surveillance, all other site components

Fee Structure

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for **90 Days** from the date indicated on this proposal this proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The total fee is due upon delivery of draft report.

Half payment will be collected at the pre-inspection meeting. The remaining half of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association.

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Independent Works LLC.

Property Manager: Taylor Nielsen, CDD District Manager
Association Name: Trevesta Community Development District
Association Address: 6120 Trevesta Place, Palmetto, Florida 34221

Please Choose One

- \$2,195.00 Reserve Study Inspection with Full Reserve Study
- \$2,195.00 Reserve Study Inspection with Full Reserve Study and 2 Annual updates for an additional fee of \$1,495 each year.

Respectfully submitted,

Margery Schultz

Margery Schultz

Reserve Specialist

Accepted By: _____	_____
SIGNATURE	DATE
_____	_____
NAME (PLEASE PRINT)	TITLE
_____	_____
EMAIL ADDRESS (PLEASE PRINT)	PHONE #

Independent Works, LLC.
Margery Shultz
Reserve Specialist



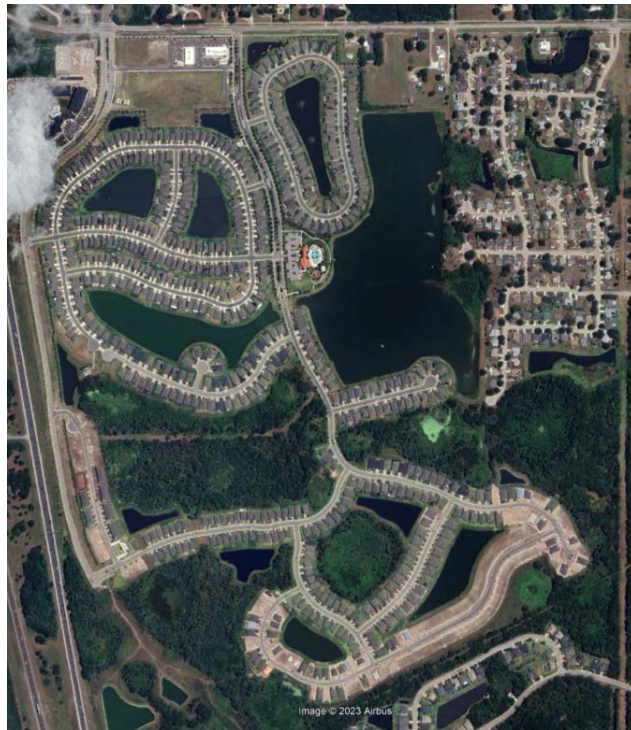
RESERVE STANDARD PROPOSAL

Trevesta Community Development District (CDD)

Prepared for:

Taylor Nielsen, Manager, Business Development
c/o Rizzetta Company, Inc.

August 24, 2023



Prepared by:

Reserve Advisors, LLC

201 W. Kennedy Boulevard, Suite 1150

Tampa, FL 33602

(800) 980-9881

www.reserveadvisors.com



August 24, 2023

Dear Taylor Nielsen,

Thank you for the opportunity to present Trevesta Community Development District (CDD) with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



100% ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Trevesta Community Development District (CDD) has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Trevesta Community Development District (CDD) Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director
800-980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

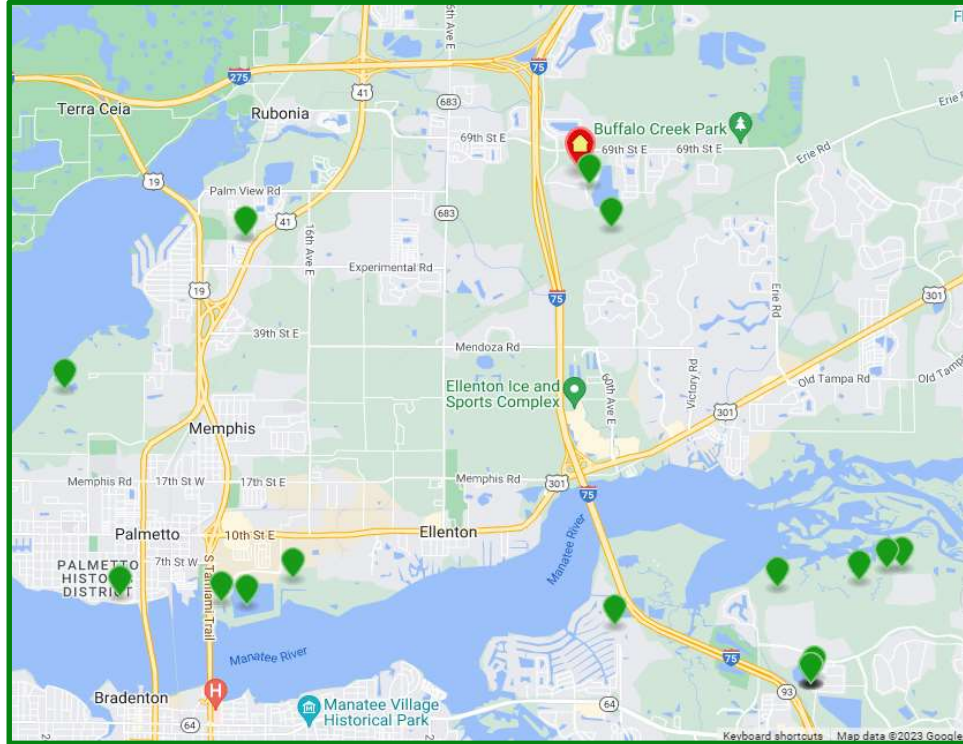
10 MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community's reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	



CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name

Grand Estuary III at River Strand Condominium Association, Inc.
Grand Estuary IV at River Strand Condominium Association, Inc.
Harbour Walk Homeowners Association
Terraces III at River Strand Condominium Association, Inc.
Townhomes at Lighthouse Cove Commons Association, Inc.
Townhomes at Lighthouse Cove I Condominium Association, Inc.
Townhomes at Lighthouse Cove II Condominium Association, Inc.
Townhomes at Lighthouse Cove III Condominium Association, Inc.
Townhomes at Lighthouse Cove IV Condominium Association, Inc.
Townhomes at Lighthouse Cove V Condominium Association, Inc.
Townhomes at Lighthouse Cove VI Condominium Association, Inc.
Veranda II at River Strand Condominium Association, Inc.
Fiddlers Bend Condominium Association, Inc.
Hammocks at Riviera Dunes Association, Inc.
Homes of Riviera Dunes Homeowners Association, Inc.
Regatta Pointe Condominium Association, Inc.
Riviera Dunes Marina Condominium Association, Inc.
Skyway Village Estates Inc.
Trevesta Homeowners Association, Inc. (Master)
Trevesta Homeowners Association, Inc. (Villas)

City

Bradenton
Bradenton
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Bradenton
Bradenton
Bradenton
Bradenton
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QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*23 Years of Experience
275+ Studies Conducted*



PROFESSIONAL ENGINEER (FL)

Reserve Specialist
Professional Reserve Analyst

Nancy Daniel
**REGIONAL
ENGINEERING MANAGER**

*9 Years of Experience
400+ Studies Conducted*



PROFESSIONAL ENGINEER (TX)

Reserve Specialist
Licensed Community Association Manager (FL)

Colin Niemeyer
**REGIONAL
ENGINEERING MANAGER**

*6 Years of Experience
500+ Studies Conducted*



PROFESSIONAL ENGINEER (FL, NC)

Reserve Specialist



FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Our reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

We've identified and will include the following reserve components in your Full Reserve Study for Trevesta Community Development District (CDD)

Site Components

- Post or Pole Lights
- Ponds (38)
- Storm Water Management Systems
- Landscaping
- Perimeter Walls/Fences
- Monuments
- Signage

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

KEY ELEMENTS OF OUR RESERVE ADVISORS RESERVE STUDY

INDUSTRIES LEADING SUPPORT

- ✓ Our reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS AVAILABLE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<u>Property Site Elements</u>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



DOWNLOAD EXAMPLE

- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

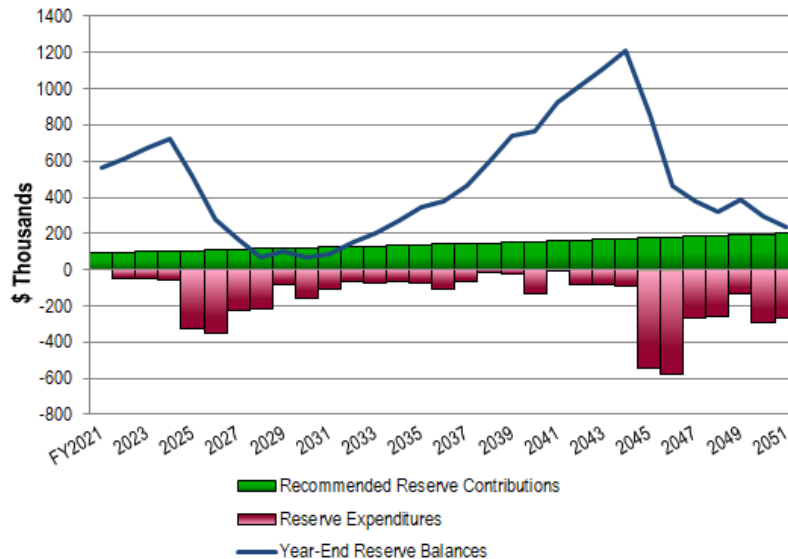
	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



DOWNLOAD EXAMPLE

KEY ELEMENTS OF OUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives

RESERVE ADVISORS
Roofs, Asphalt Shingles

Line Items: 1,280 through 1,286

Quantity: Approximately 1,600 square' at the following locations:

Location	Quantity (Square)	Year(s) of Contribution
Concord Lane	500	2020-2025
Kennelwood Drive	500	2020
Walden and Walnut Streets	400	2020-2025
Quail and Silver Streets	400	2020-2025
Walden Street	200	2020
Walden Street	200	2020
Walden Street	400	2020-2025
Walden Street	400	2020-2025
Walden Street	400	2020-2025

Notes: The roof shingles at Concord Lane and Kennelwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.

Comments: The original roof systems exhibit areas of shingle lift and granular loss. The roof systems at Walden and Jefferson Streets exhibit localized weathering deterioration. Shingle damage and missing shingles are evident at the Quail and Silver Streets roofs. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the North elevations.

Recommendations: Recommend that the Board consider the following options for the roof systems at the locations listed above.

Recommendation Summary: Recommend that the Board consider the following options for the roof systems at the locations listed above.

[DOWNLOAD EXAMPLE](#)

EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

[Download Our Report Overview](#)



**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR
TREVISTA COMMUNITY DEVELOPMENT DISTRICT CDD**

Full Reserve Study Level I for a total investment of **\$3,000** includes all expenses you will receive:



- Electronic PDF Report with 30-year Reserve expenditure and Funding Plan tables



- Excel file of Reserve expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

OPTIONAL SERVICES

____ One ☐ Bound Report hard copy ☐ no charge. Additional copies at \$75 ea. ☐ indicate quantity: ____

To authorize the reserve study

1. **Sign and email agreement to**
☐ att **reserveadvisors.com.**

Signature: _____

Print Name: _____

Title: _____

Date: _____

For: **Trevista Community Development
District CDD 233163**

- ☐ **Send \$3,000 retainer to**
Reserve Advisors, LLC
735 W. Water Street, Suite 175!
Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated August 24, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Tab 13



Florida Cooperative Liquid Asset Securities System

Get to know FLCLASS

FLCLASS (Florida Cooperative Liquid Asset Securities System) is an intergovernmental investment pool authorized under Section 218.415, Florida Statutes, and was created by an interlocal agreement by and among State public agencies - (the "Interlocal") as described in Section 163.01, Florida Statutes.

FLCLASS' objective is safety, liquidity and competitive yields which is offered to ALL public agencies in Florida:

- Maximize Safety: FLCLASS is rated 'AAAm' by Standard and Poor's.
- Competitive Yield: **FLCLASS Daily: 5.45%**
- Same Day Liquidity: Convenience of a checking account without the transaction fees.
- Transparent Governance by a Board of your peers
- Interest Paid Daily

Board of Trustees



Ken Burke
Clerk of Court and Comptroller
Pinellas County



Karen Rushing
Clerk of Court and Comptroller
Sarasota County



Jim Cooke
City Treasurer/ Clerk
City of Tallahassee



Cindy Valentine
Chief Financial Officer
Orange County Tax Collector



Louis J. Boglioli III
Financial Services Director
City of Stuart



Dario Guerra
Executive Director, Treasury
Miami-Dade Public Schools

If you would like to speak to an FLCLASS representative, please contact Matt Tight at matt.tight@flclass.com or call (407) 588-9667.

*As of August 15, 2023, Past performance is not an indicator of future performance or results. **Any financial and/or investment decision may incur losses.** Any financial and/or investment decision should be made only after considerable research, consideration and involvement with an experienced professional engaged for the specific purpose. Daily yield is the dividend factor multiplied by the number of days in the year. Yields can vary over time. Standard & Poor's Ratings in no way guarantee favorable performance results and should not be construed as safety in an investment. You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no fees charged from FLCLASS for such transactions.
FLCLASS is administrated by PUBLIC TRUST ADVISORS.

Tab 1 ☐

**FOURTH ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This Fourth Addendum to the Contract for Professional District Services (this “**Addendum**”) is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **Trevesta Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rietta Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY

RIZZETTA COMPANY, INC.

By: _____
Printed Name: William Rizzetta
Title: President
Date: _____

TREVESTA COMMITTEE DEVELOPMENT DISTRICT

By: _____
Printed Name: _____
Title: Chairman/Vice Chairman
Date: _____

ATTACHED:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ONT L	ANN ALL
Management:	\$2,045.92	\$24,551
Administrative:	\$430.25	\$5,163
Accounting:	\$1,720.92	\$20,651
Financial Revenue Collections:	\$344.17	\$4,130
Assessment Roll		\$5,736
Total Standard On-Going Services	\$4,541.25	\$60,231

Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES	REQ	ENC	RATE
Extended and Continued Meetings	Hourly		\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly		\$ 175
Stopper Requests (billed to requestor)			
One Lot (on tax roll)	Per Occurrence		\$ 100
Two Lots (on tax roll)	Per Occurrence		\$ 125
One Lot (direct billed by the District)	Per Occurrence		\$ 100
Two-Five Lots (direct billed by the District)	Per Occurrence		\$ 150
Six-nine Lots (direct billed by the District)	Per Occurrence		\$ 200
Ten Lots (direct billed by the District)	Per Occurrence		\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence		\$ 100/Lot
Two Lots	Per Occurrence		(upon Request)
Short Term Bond Debt Payoff Requests			
Long Term Bond Debt Partial Payoff Requests			
One Lot	Per Occurrence		\$ 125
Two – Five Lots	Per Occurrence		\$ 200
Six – Ten Lots	Per Occurrence		\$ 300
Eleven – Fifteen Lots	Per Occurrence		\$ 400
Sixteen Lots	Per Occurrence		\$ 500
Special Assessment Allocation Report	Per Occurrence		(upon Request)
True-Up Analysis/Report	Per Occurrence		(upon Request)
Re-Financing Analysis	Per Occurrence		(upon Request)
Bond Validation Testimony	Per Occurrence		(upon Request)
Bond Issue Certifications/Closing Documents	Per Occurrence		(upon Request)
Electronic communications/faxes	Per Occurrence		(upon Request)
Special Information Requests	Hourly		(upon Request)
Amendment to District Boundary	Hourly		(upon Request)
Grant Applications	Hourly		(upon Request)
Escrow Agent	Hourly		(upon Request)
Continuing Disclosure/Representative/Agent	Annually		(upon Request)
Community Mailings	Per Occurrence		(upon Request)
Response to Extensive Public Records Requests	Hourly		(upon Request)
Litigation Support Services	Hourly		(upon Request)

PUBLIC RECORDS REQUESTS FEES

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE	ORL RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES □

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

□OB TITLE□	□O□RL□ RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 1 ☐



Quarterly Compliance Audit Report

Trevesta

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

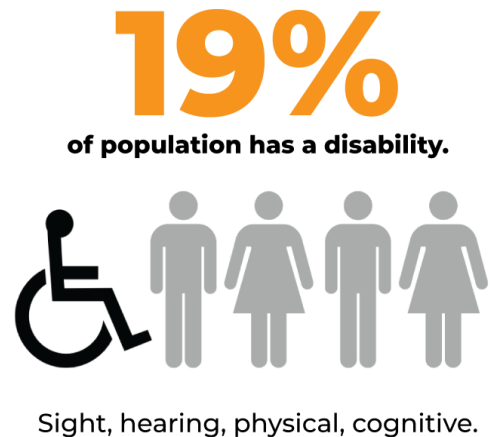
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web