



Rizzetta & Company

Heritage Isle at Viera Community Development District

Board of Supervisors' Regular Meeting March 22, 2022

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.heritageisleatvieracdd.org

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

**Brevard County Government Center, Space Coast Room, located at 2725
Judge Fran Jamieson Way, Viera, FL 32940**

Board of Supervisors	Jay Williams	Board Supervisor
	Bob Goldstein	Board Supervisor
	Kenneth Bonin	Board Supervisor
	Jon Smallegan	Board Supervisor
	Kenneth Walter	Board Supervisor
District Manager	Richard Hernandez	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock LLP
District Engineer	Ana Saunders	BSE Consultants

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 (407) 472-2471. 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.

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471

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

www.heritageisleatvieracdd.org

March 22, 2022

Board of Supervisors

**Heritage Isle at Viera Community
Development District**

Zoom Meeting ID:

Dial In: 1-929-205-6099

Meeting ID: 823 8544 5292

Passcode: 121462

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Isle at Viera Community Development District will be held on **Tuesday, March 22, 2022, at 10:30 a.m.** at the Brevard County Government Center, Space Coast Room, located at 2725 Judge Fran Jamieson Way, Viera, FL 32940. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
 - A. Natural Gas Pipeline Installation Discussion
 - B. Heritage Isle Community Workshop Update Discussion
 - C. Hoover Pumping Systems Update by Nathan Dreher
 - D. Brightview Community Update by Daniel Srein
 1. Ratification of Mulch Fuel Surcharge Tab 1
 - E. Solitude Lake Management Update by Josh Taylor
 - F. Field Service Report by Bryan Schaub
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on January 25, 2022 Tab 2
 - B. Ratification of Operation and Maintenance Expenditures for
January - February 2022 Tab 3
- 4. BUSINESS ITEMS**
 - A. Community Monthly Updates
 1. Monthly Landscape Report by Supervisor Ken Walter Tab 4
 - B. Budget Strategy and Timeline Discussion for Fiscal Year 2022-2023
 - C. Consideration of Reserve Study Proposal –
Florida Reserve Study and Appraisal Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Richard Hernandez

Richard Hernandez
District Manager

cc: Wes Haber, Kutak Rock, LLP.

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

TAB 1

Mulch Fuel Surcharge breakdown

Vendor is willing to absorb \$2000 of the total fuel surcharge for the project				
TOTAL SURCHARGE (5.00/yard)	\$18,400.00	Among HIRVA, HIDA, and CDD		Total yards
Absorbed by vendor	\$2,000.00	Total vendor is willing to absorb		3680
Brightview	\$8,200.00			
HIVA Portion	\$6,060.00			
HIDA Portion	\$400.00			
CDD Portion	\$1,740.00			
Total Surcharge	\$18,400.00			
	HIRVA			HIDA
Total yards	2720			Total yards
Surcharge cost/yard	5			Surcharge cost/yard
Surcharge	\$ 13,600.00			Surcharge
% of overall total yards of mulch	74%			% of overall total yards of mulch
Disbursement of cost absorbed by vendor	\$ 1,480.00			Disbursement of cost absorbed by vendor
Cost remaining to cover	\$ 12,120.00			Cost remaining to cover
HIVA pays	\$ 6,060.00			HIDA Portion
BrightView pays	\$ 6,060.00			BV Portion
	CDD			
Total yards	780			
Surcharge cost/yard	5			
Surcharge	\$ 3,900.00			
% of overall total yards of mulch	21%			
Disbursement of cost absorbed by vendor	\$ 420.00			
Cost remaining to cover	\$ 3,480.00			
CDD pays	\$ 1,740.00			
Brightview Pays	\$ 1,740.00			

TAB 2

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.

**HERITAGE ISLE AT VIERA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **Wednesday, January 25, 2022, at 10:30 a.m.** at the Brevard County Government Center, Atlantic Room, located 2725 Judge Fran Jamieson Way, Viera, FL 32940.

Present and constituting a quorum:

Jay Williams	Board Supervisor, Chairman
Bob Goldstein	Board Supervisor, Vice Chairman
Ken Bonin	Board Supervisor, Assistant Secretary
Jon Smallegan	Board Supervisor, Assistant Secretary
Kenneth Walter	Board Supervisor, Assistant Secretary

Also present were:

Richard Hernandez	District Manager, Rizzetta & Co., Inc.
Alexis Davis	Administrative Assistant, Rizzetta & Co., Inc. <i>(via teleconference)</i>
Wes Haber	District Counsel, Hopping Green & Sams, P.A.
Ana Saunders	District Engineer, BSE Consultants
Bryan Schaub	Rizzetta & Co., Inc. (via teleconference)
Daniel Srein	Brightview
Josh Taylor	Solitude Lake Management (via teleconference)
Nathan Dreher	Hoover Pumping Systems (via teleconference)
General Audience	Present (in person & via teleconference)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order and called the roll. Quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Hernandez opened the floor to audience comments.

A group of homeowners of Anza Street presented photos of the nearby pond. They

requested the Board consider having remedial action be taken to stop the eutrophication of the pond behind their homes. A discussion ensued.

A resident addressed the Board to suggest that the community as a whole benefit from the natural gas installation.

A. Hoover Pumping Systems Update by Nathan Dreher

- a. Mr. Dreher provided an overview of the community's north and south pump stations. Mr. Dreher reported both pumps are operating at a healthy performance level.

B. Brightview Community Update by Daniel Srein

- a. Mr. Srein provided the Board with a brief overview of the landscaping within the community. Mr. Srein also presented the Brightview pond trash removal proposal. The proposal details Brightview will go to ponds within the community to remove trash five feet within the shoreline of the ponds for a one-time expense of \$1091.26. In the future, Brightview can provide the same service on a need basis to remove trash from ponds.

On Motion by Mr. Smallegan, seconded by Mr. Walter, with all in favor, the Board of Supervisors approved Brightview Pond Trash Removal Proposal, in the amount of \$1091.26, for Heritage Isle at Viera Community Development District.

C. Solitude Lake Management Update by Josh Taylor

- a. Mr. Taylor addressed resident concerns in response to the pond behind Anza Street. Mr. Taylor responded to questions from the Board and residents.

D. Field Service Inspection Report by Bryan Schaub

- a. Mr. Schaub provided an overview of the landscaping update, stating the community's landscaping aesthetic is improving. Mr. Schaub responded to questions from the Board.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
December 14, 2021**

Mr. Williams presented the minutes of the Board of Supervisors' meeting held on December 14, 2021. The Board requested to have more detailed meeting minutes. As amended, the December 2021 meeting minutes will be revised and presented at

the March 22, 2021 meeting.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for
November - December 2021**

Mr. Hernandez presented an update on the District's financials.

Mr. Hernandez reviewed the Operation and Maintenance Expenditures for November 2021.

On Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November 2021 in the amount of \$182,556.36, for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

**Community Update Report – Monthly
Report Update**

i. Monthly Report

Supervisor Walter presented and reviewed the Landscape Report.

Mr. Walter reported the following items:

Supervisor Walter conducted an inventory check; he discovered three lights were out, and three corresponding FPL service tickets were prepared.

The homeowner of the mango tree on Galinda Circle has until February 1, 2021, to remove mango tree(s) from CDD property. Supervisor Walter reported another mango tree had been discovered at a different address on CDD property. The Board agreed to take a friendly approach to address fruit tree removals in the community.

A discussion ensued regarding mulch reduction proposals, reserve line items, and district financial reviews. No action by the Board is necessary.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Adopting Amended Prompt Payment
Policies**

Mr. Haber presented Resolution 2022-01 to the Board. Mr. Haber explained that Florida Law requires government entities, including community development

districts, to promptly pay contractors in a certain amount of time, specified by the law.

The District has an existing prompt payment policy that will be updated to mirror the new law.

On Motion by Mr. Smallegan, seconded by Mr. Walter, the Board of Supervisors adopted Resolution 2022-01, Adopting Amended Prompt Payment Policies, for Heritage Isle at Viera Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Hoover Maintenance
Program Proposal**

This item has been tabled for further discussion.

EIGHTH ORDER OF BUSINESS

**Consideration of Budget Proactive
Filter Disc Cleaning Proposal**

This item has been tabled for further discussion.

NINTH ORDER OF BUSINESS

**Consideration of Natural Gas Pipeline
Installation throughout CDD**

Florida City Gas Company representative, Adam Jenkins, addressed the Board and audience with the information regarding natural gas. The Board acknowledges that the the clubhouse is the only building within the community approved for natural gas by the Heritage Isle at Viera CDD Board of Supervisors.

The Board discussed the incident regarding a resident who had a natural gas illegally installed.

The Board of Supervisors decided to maintain their stance on not installing natural gas within the Heritage Isle community.

TENTH ORDER OF BUSINESS

Consideration of Golf Cart Usage

Supervisor Williams opened a discussion regarding golf cart usage within the community.

After the Board's input, it was agreed that bicycles and scooters are approved usage on sidewalks and trails. Golf carts are not approved for sidewalk use because the sidewalk is not designated as "multi-use." However, gold carts are approved for use behind the condos near the golf course entrance.

A discussion ensued regarding the Brevard County ordinance multi-use specifications.

Mr. Haber will verify the ordinances regarding multi-use specifications.

Supervisor Williams advised a four-step plan to communicate the new Golf Cart, Bicycle and Scooter Policy to residents as follows:

1. E-Mail – Communicate policy via e-mail to residents in a mass email.
2. Newsletter – Communicate policy in Heritage Isle community newsletter.
3. Community Signs - Reinforce policy using community signs.
4. Identify one multi-use location – Identify a location within the community for multi-use.

On Motion by Mr. Williams, seconded by Mr. Bonin, with all in favor, the Board of Supervisors approved the Golf Cart, Bicycle and Scooter Policy and four-step plan, for Heritage Isle at Viera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Irrigation
Memorandum of Understanding
Amendment**

Supervisor Walter provided a brief overview of the Irrigation Memorandum of Understanding (MOU).

Supervisor Williams suggested updating the Heritage Isle at Viera Community Development District acronym to "HICDD" to prevent confusion instead of using the "District."

Supervisor Walter advised asking a representative from Heritage Isle District Association, Inc. and Heritage Isle Resident Villages, Inc. to attend the next meeting.

On Motion by Mr. Williams, seconded by Mr. Walter, with the exception of Supervisor Bonin, the Board of Supervisors approved the Irrigation Memorandum of Understanding Amendment, for Heritage Isle at Viera Community Development District.

Supervisor Williams instructed Mr. Hernandez to send a letter on behalf of the Board to Heritage Isle District Association, Inc. and Heritage Isle Resident Villages, Inc. with the response deadline of March 15, 2022.

On Motion by Mr. Williams, seconded by Mr. Walter, with the exception of Supervisor Bonin, the Board of Supervisors authorized District Manager to send, for Heritage Isle at Viera Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. 2021 Legislative Update Regarding Wastewater and Stormwater Needs Analysis

Mr. Haber stated the new Florida law enacted that all local governments, including special districts, perform a 20 year needs analysis of certain wastewater and stormwater services or systems. Subjected special districts are required to complete this analysis by June 30, 2022, and every five years thereafter.

B. District Engineer

Ms. Saunders advised that she will submit a proposal to District Counsel for review; she will submit the proposal for the Board's consideration at the next meeting on March 22, 2022.

C. District Manager

Mr. Hernandez advised the Board that four benches need to be replaced, the plastic material has rotted from sun exposure.

Supervisor Goldstein advised that the Board consider composite benches as an inexpensive alternative, if available.

Mr. Hernandez reviews the financials for the Board. Mr. Hernandez advised at the end of the year, a budget amendment will be required to correct the reserve fund for

the overage.

A resident requested to install a pond sign in Phase 8. The Board agreed to install one pond sign.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hernandez announced that the next meeting is scheduled for **Tuesday, March 22, 2022, at 10:30 a.m.**

FOURTEENTH ORDER OF BUSINESS

Adjournment

<p>On Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors adjourned the meeting at 2:55 p.m. for Heritage Isle at Viera Community Development District.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

TAB 3

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.HERITAGEISLEATVIERACDD.ORG

Operation and Maintenance Expenditures January 2022 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,900.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc	3672	17182	Engineering Services 12/21	\$ 1,040.00
BrightView Landscape Services, Inc.	3665	7694610	Landscape Maintenance 01/22	\$ 16,594.50
BrightView Landscape Services, Inc.	3671	7717995	Irrigation Repairs 01/22	\$ 1,123.40
BrightView Landscape Services, Inc.	3671	7717996	Irrigation Repairs 01/22	\$ 550.01
BrightView Landscape Services, Inc.	3671	7717997	Install 140 feet of wire	\$ 687.61
Campus Suite	3667	20077	ADA Compliant Website Q2 FY21/22	\$ 384.38
Florida Power & Light Co	3669	1800264989	FACILITY CHARGE Prem Light 20 yr Pymnts 01/22	\$ 1,602.00
Florida Power & Light Co	3669	1800264997	FACILITY CHARGE Prem Light 20 yr Pymnts 01/22	\$ 981.00
Florida Power & Light Co	3669	FPL Summary 01/22	FPL Summary 01/22	\$ 5,349.51
Florida Today Payment Center	3666	4331366	Acct #126307 Legal Advertising 12/21	\$ 274.84
Hoover Pumping Systems Corp.	3673	164188	Irrigation Pump Repair 01/21	\$ 642.68
Rizzetta & Company	3664	INV0000064574	District Management Service 01/22	\$ 6,447.83
Rizzetta & Company	3674	INV0000064843	Annual Dissemination Agent Fee FY 21/22	\$ 2,000.00
Solitude Lake Management, LLC.	3668	PI-A00732388	Fountain Repair Service 12/21	\$ 186.80

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC.	3675	PI-A00737082	Lake & Pond Management Services 01/01 - 3/31/22	\$ 239.00
Solitude Lake Management, LLC.	3670	PI-A00739274	Lake & Pond Management Services 01/22	<u>\$ 2,797.00</u>
<u>Report Total</u>				<u>\$ 40,900.56</u>



BSE Consultants, Inc.
312 S. Harbor City Blvd.
Melbourne, FL 32901
Phone: 321-725-3674
E-Mail: sbatchellor@bseconsult.com

Invoice

Bill To:

Heritage Isle CDD
Co/ Rizzetta & Company-AR
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice #: 17182
Invoice Date: 1/20/2022
Due Date: 2/19/2022
Project: 10624.03 Heritage Isle
Description: Engineering Services
Project Manager: Ana Saunders
Service Dates: December 2021

Item	Description	Date	Hours	Rate	Amount
SPE701-Meeting Preparation	Meeting Preparation	12/13/2021	0.5	160.00	80.00
SPE712-CDD Meeting	CDD Meeting	12/14/2021	6	160.00	960.00
<div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>RH</u> Date <u>1/24/22</u></div> <div>Date entered <u>1/21/22</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>3103</u></div> <div>Check # _____</div>					

Thank you for your business.

Invoice Total: \$1,040.00
Payments/Credits: \$0.00
Balance Due: \$1,040.00

INVOICE

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7694610
Invoice Date: 1/1/2022
Cust PO #:

Job Number	Description	Amount
460400254	<p>Heritage Isle at Viera CDD Landscape Maintenance For January</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>01/05/21</u> D/M approval <u>RA</u> Date <u>1/10/22</u> Date entered <u>01/06/2022</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # <u></u></p>	16,594.50
	<p>Total invoice amount</p> <p>Tax amount</p> <p>Balance due</p>	<p>16,594.50</p> <p></p> <p>16,594.50</p>

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 20634449
Invoice #: 7694610
Invoice Date: 1/1/2022

Amount Due:	\$16,594.50
-------------	-------------

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7717995
Invoice Date: 1/20/2022
Sales Order: 7671289
Cust PO #:

Project Name: Irrigation Heritage Isle CDD

Project Description: Irrigation repair 3" main line break with 2" valve on the exit side leaving the property.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	There is a 3" main line break with a 2" valve that needs to be repaired on the right side of the property heading out by the Guard Shack. The repair will be by the parking spot in a very heavy root system. Heritage Isle at Viera CDD Repair 3" main line break with	1.000	EA	1123.40	1,123.40
Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>RH</u> Date <u>1/24/22</u> Date entered <u>1/21/22</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____					
Total Invoice Amount					1,123.40
Taxable Amount					
Tax Amount					
Balance Due					1,123.40

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7717995
Invoice Date: 1/20/2022

Amount Due: \$ 1,123.40

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7717996
Invoice Date: 1/20/2022
Sales Order: 7677360
Cust PO #:

Project Name: Irrigation Heritage Isle CDD 6931 Abbey Ville Rd.

Project Description: Irrigation repair 2" main line break next to a valve 6931 Abbey Ville Rd.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Repair 2" main line break by a	1.000	EA	550.01	550.01
Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>RA</u> Date <u>1/24/22</u> Date entered <u>1/21/22</u> Fund <u>001</u> GL <u>53900</u> OC <u>4609</u> Check # _____					
Total Invoice Amount					550.01
Taxable Amount					
Tax Amount					
Balance Due					550.01

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7717996
Invoice Date: 1/20/2022

Amount Due: \$ 550.01

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7717997
Invoice Date: 1/20/2022
Sales Order: 7677383
Cust PO #:

Project Name: 2021-11 Heritage Isle 3641 Funston

Project Description: Install 140 feet of 2 wire with splice kits do to badly damaged wire on the 2 wire path.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Install 140 feet of 2 wire wit	1.000	EA	687.61	687.61
<div>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>RH</u> Date <u>1/24/22</u> Date entered <u>1/21/22</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div>					
Total Invoice Amount					687.61
Taxable Amount					
Tax Amount					
Balance Due					687.61

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7717997
Invoice Date: 1/20/2022

Amount Due: \$ 687.61

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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

INVOICE

BILL TO

Heritage Isle at Viera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

INVOICE # 20077**DATE** 01/01/2022**DUE DATE** 01/16/2022**TERMS** Net 15**DESCRIPTION****AMOUNT**

CDD Website Services - Hosting, support and training

150.00

CDD Ongoing PDF Accessibility Compliance Service

234.38

Quarterly service

BALANCE DUE**\$384.38**Date Rec'd Rizzetta & Co., Inc. 01/05/2022D/M approval RH Date 1/10/22Date entered 01/06/2022Fund 001 GL 51300 OC 5103Check #

PAYMENT COUPON

RECEIVED

JAN - 7 2022

/4115006401066800013324180026498990000160200

1800264989 1 of 1

4,1,1500,640106,6800013324,1800264989,9,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Cust. No.: 6800013324	Inv. No.: 1800264989
This Month's Charges Past Due After 01/31/2022	Amount Due This Invoice \$ 1,602.00

Please see payment options and instructions at the bottom of this invoice.

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id #: 59-0247775

Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Customer Number: **6800013324**

Invoice Number: **1800264989**

Invoice Date: **01/01/2022**

4,1,1500,640106,6800013324,1800264989,9,0000160200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800264989

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	1,602.00
For Inquiries Contact: JAMES MONROIG 1-800-847-5484	Total Amount Due \$1,602.00 This Month's Charges Past Due After 01/31/2022

Date Rec'd Rizzetta & Co., Inc. 1/11/2022

D/M approval RA Date 1/17/21

Date entered 1/13/22

Fund 001 GL 53100 OC 4307

Check #

Wire & ACH Payments

Account Name: Florida Power & Light Co.
Bank Name: Bank of America
Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012
Please include the invoice number in the payment reference

Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility
Miami FL 33188-0001

PAYMENT COUPON

RECEIVED

JAN - 7 2022

/4115006401066800013324180026499700000098100

1800264997 1 of 1

4,1,1500,640106,6800013324,1800264997,0,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Cust. No.: 6800013324	Inv. No.: 1800264997
This Month's Charges	Amount Due
Past Due After	This Invoice
01/31/2022	\$ 981.00

Please see payment options and instructions at the bottom of this invoice.

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Customer Number: **6800013324**

Invoice Number: **1800264997**

Invoice Date: **01/01/2022**

4,1,1500,640106,6800013324,1800264997,0,0000098100

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800264997

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	981.00
For Inquiries Contact: JAMES MONROIG 1-800-847-5484	Total Amount Due \$981.00 This Month's Charges Past Due After 01/31/2022

Date Rec'd Rizzetta & Co., Inc. 1/11/2022

D/M approval RA Date 1/17/21

Date entered 1/13/22

Fund 001 GL 53100 OC 4307

Check # _____

Wire & ACH Payments

Account Name: Florida Power & Light Co.
Bank Name: Bank of America
Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012
Please include the invoice number in the payment reference

Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility
Miami FL 33188-0001

Heritage Isle at Viera		Florida Power & Light Company Summary		January 2022	
Date 1/12/2022			Due Date 12/02/2021		
Period Covered 12/13/21-01/12/22					
Account Number		GL Account		Location	
				Amount	
11699-74381		4307		Decorative Lgtng-L	
47818-03004		4301		6813 Legacy Blvd # Pump	
57620-18553		4307		Decorative Lgtng # Heritage Isle	
69877-97013		4301		6494 Legacy Blvd # Irr	

Date Rec'd Rizzetta & Co., Inc. 1/13/22

D/M approval RA Date 1/17/21

Date entered 1/14/22

Fund 001 GL 53100 OC 4307 2656.34

001 53100 4301 2693.17

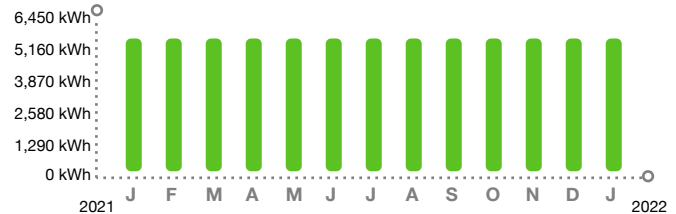
Check # _____

**Electric Bill Statement****For:** Dec 13, 2021 to Jan 12, 2022 (30 days)**Statement Date:** Jan 12, 2022**Account Number:** 11699-74381**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE-L
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,429.65**

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,372.53
Payments received	-1,372.53
Balance before new charges	0.00
Total new charges	1,429.65
Total amount you owe	\$1,429.65

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 04, 2022 is considered LATE; a late payment charge of 1% will apply.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](https://www.fpl.com/answers).

Customer Service: (321) 723-7795
Outside Florida: 1-800-226-3545

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



/ 27

2109116997438185692410000

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,372.53
Payment received - Thank you	-1,372.53
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,337.85
Gross rec. tax/Regulatory fee	10.53
Franchise charge	81.27
Taxes and charges	91.80
Total new charges	\$1,429.65
Total amount you owe	\$1,429.65

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Feb 11, 2022.

Usage Type

Total kWh used

Usage

5840

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 12, 2022	Dec 13, 2021	Jan 12, 2021
kWh Used	5840	5840	5840
Service days	30	32	32
kWh/day	195	183	183
Amount	\$1,429.65	\$1,372.53	\$1,346.24

Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more ›](#)

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

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



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

FPL.com Page 1

ESLA

For: 12-13-2021 to 01-12-2022 (30 days)
kWh/Day: 195
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE-L
MELBOURNE, FL 32940

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHERI	175	14400	F	80		5,840	
Energy					2.390000		191.20
Non-energy					9.390000		751.20
Maintenance							
ZPLHERI				40			
Non-energy					4.690000		187.60
Fixtures							

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



HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

FPL.com Page 2

ESLA

For: 12-13-2021 to 01-12-2022 (30 days)
kWh/Day: 195
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE-L
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							191.20
Non-energy sub total							938.80
Sub total						5,840	1,130.00
Energy conservation cost recovery							2.45
Capacity payment recovery charge							1.05
Environmental cost recovery charge							2.69
Transition rider credit							-30.25
Storm protection recovery charge							12.91
Fuel charge							219.00
Electric service amount							1,337.85
Gross rec. tax/Reg. fee							10.53
Franchise charge							81.27
Total						5,840	1,429.65

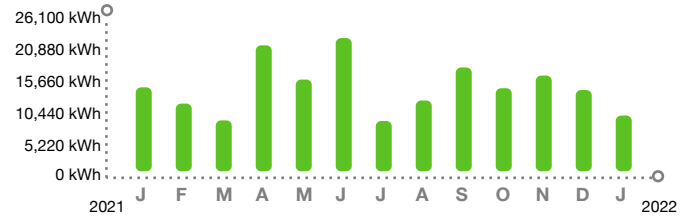
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Dec 13, 2021 to Jan 12, 2022 (30 days)**Statement Date:** Jan 12, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,802.54**

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	2,061.49
Payments received	-2,061.49
Balance before new charges	0.00
Total new charges	1,802.54
Total amount you owe	\$1,802.54

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 04, 2022 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



/ 27

2109478180300464520810000

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

47818-03004

ACCOUNT NUMBER

\$1,802.54

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 47818-03004
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	2,061.49
Payment received - Thank you	-2,061.49
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$28.17

Non-fuel: (\$0.026290 per kWh) \$260.66

Fuel: (\$0.038060 per kWh) \$377.36

Demand: (\$11.93 per KW) \$990.19

Electric service amount 1,656.38

Gross rec. tax/Regulatory fee 43.70

Franchise charge 102.46

Taxes and charges 146.16

Total new charges \$1,802.54

Total amount you owe \$1,802.54

METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Feb 11, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	39811		29896		9915
Demand KW	82.68				83

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 12, 2022	Dec 13, 2021	Jan 12, 2021
kWh Used	9915	14461	14933
Service days	30	32	32
kWh/day	330	451	466
Amount	\$1,802.54	\$2,061.49	\$1,863.79

Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more](#)

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

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



HERITAGE ISLE AT VIERA CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$1,226.69**

TOTAL AMOUNT YOU OWE

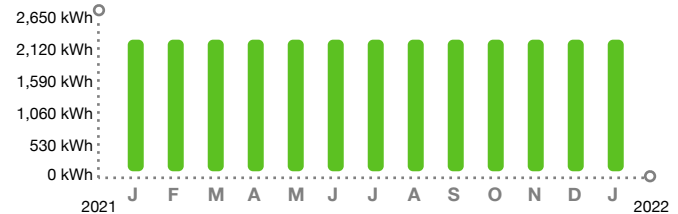
Feb 2, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,203.75
Payments received	-1,203.75
Balance before new charges	0.00
Total new charges	1,226.69
Total amount you owe	\$1,226.69

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after April 04, 2022 is considered LATE; a late payment charge of 1% will apply.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](https://www.fpl.com/answers).

Customer Service: (321) 723-7795
Outside Florida: 1-800-226-3545

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



/ 27

2109576201855339662210000

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,203.75
Payment received - Thank you	-1,203.75
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,152.67
Gross rec. tax/Regulatory fee	4.29
Franchise charge	69.73
Taxes and charges	74.02
Total new charges	\$1,226.69
Total amount you owe	\$1,226.69

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Feb 11, 2022.

Usage Type

Total kWh used

Usage

2378

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 12, 2022	Dec 13, 2021	Jan 12, 2021
kWh Used	2378	2378	2378
Service days	30	32	32
kWh/day	79	74	74
Amount	\$1,226.69	\$1,203.75	\$1,192.43

Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

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



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 1

ESLA

For: 12-13-2021 to 01-12-2022 (30 days)
kWh/Day: 79
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE	70	6300	F	40		1,160	
Energy					0.950000		38.00
Non-energy					7.880000		315.20
Maintenance							
ZLTHSLL	70	6300	F	42		1,218	
Energy					0.950000		39.90
Non-energy					6.640000		278.88
Maintenance							
ZPLHSLE				20			
Non-energy					10.510000		210.20
Fixtures							
ZPLHSLL				21			
Non-energy					8.850000		185.85
Fixtures							

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



HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 2

ESLA

For: 12-13-2021 to 01-12-2022 (30 days)
kWh/Day: 79
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							77.90
Non-energy sub total							990.13
Sub total						2,378	1,068.03
Energy conservation cost recovery							1.00
Capacity payment recovery charge							0.43
Environmental cost recovery charge							1.09
Transition rider credit							-12.32
Storm protection recovery charge							5.26
Fuel charge							89.18
Electric service amount							1,152.67
Gross rec. tax/Reg. fee							4.29
Franchise charge							69.73
Total						2,378	1,226.69

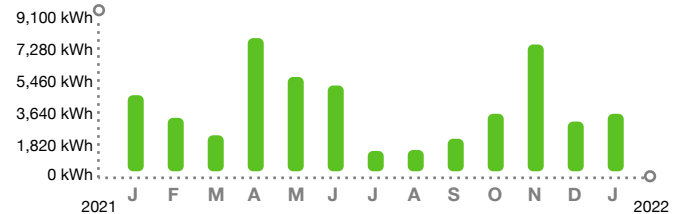
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

***ESTIMATED BILL*****For:** Dec 13, 2021 to Jan 12, 2022 (30 days)**Statement Date:** Jan 12, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$890.63**

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	841.90
Payments received	-841.90
Balance before new charges	0.00
Total new charges	890.63
Total amount you owe	\$890.63

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 04, 2022 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



/ 27

2109698779701393609800000

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

69877-97013

ACCOUNT NUMBER

\$890.63

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 69877-97013
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	841.90
Payment received - Thank you	-841.90
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$93.77
Fuel: (\$0.038060 per kWh)	\$135.76
Demand: (\$11.93 per KW)	\$560.71

Electric service amount	818.41
-------------------------	--------

Gross rec. tax/Regulatory fee	21.59
-------------------------------	-------

Franchise charge	50.63
------------------	-------

Taxes and charges	72.22
-------------------	-------

Total new charges	\$890.63
-------------------	----------

Total amount you owe	\$890.63
----------------------	----------

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter KJL5777. Next meter reading Feb 11, 2022.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	26285		22718		3567
Demand KW	47.00				47

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 12, 2022	Dec 13, 2021	Jan 12, 2021
kWh Used	3567	3085	4721
Service days	30	32	32
kWh/day	119	96	147
Amount	\$890.63	\$841.90	\$864.40

Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

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



The Eagle • The Reporter
PO Box 661, Milwaukee, WI 53201

ACCOUNT NAME		ACCOUNT #	PAGE #
Heritage Isle at Viera CDD C/O Rizzetta & Company		126307	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004331366	Dec 1- Dec 31, 2021	January 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$274.84	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Heritage Isle at Viera CDD C/O Rizzetta & Company 3434 Colwell AVE # 200 Tampa, FL 33614-8390		1-877-736-7612 or smb@ccc.gannett.com	20-3918856
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

000012630700000000000000043313660002748410280

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **6VC406**.


Date	Description	Amount
12/1/21	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
12/9/21-12/9/21	0005036222 AD#5036222,	12/14		12/14	\$274.84

Date Rec'd Rizzetta & Co., Inc. 01/05/2022
D/M approval RA Date 1/10/22
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

 <p>The Eagle • The Reporter</p>		ACCOUNT NAME		PAYMENT DUE DATE		AMOUNT PAID
		Heritage Isle at Viera CDD C/O Rizzetta & Company		January 20, 2022		
		ACCOUNT NUMBER		INVOICE NUMBER		
		126307		0004331366		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$274.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$274.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		
<p>Florida Today P.O. Box 677592 Dallas, TX 75267-7592</p>				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____		
				Exp Date ____ / ____ / ____ CVV Code _____		
				Signature _____ Date _____		

000012630700000000000000043313660002748410280



Invoice

Scheduled: 1/5/2022 Tech: JFH
Warranty Expires: 12/19/2022
Maint Expires: 12/19/2022

Invoice#: **164188**
Invoice Date: 1/13/2022
Due Date: 1/13/2022
Service Date:
Terms:

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #:
Heritage Isle at Viera CDD
Attn:
c/o Rizzetta & Company
8529 South Park Circle Ste #330
Orlando, FL, 32819
Tel: 407-472-2471 Fax: 407-472-2478
Cust. P.O.#

Job Site: Site ID# **8593**
Heritage Isle Replacement
7300 Legacy Blvd
Melbourne, FL 32940
Tel: 407-757-0864 (M) Contact: Richard Hernandez
Maintenance: FG2
Model: HC2F-60J20PDV-230/3-HMR3L-Z

Pump System

Station Design: 1,200 GPM at 80 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☐ NO ☒

Nature of Call

Change Order 1:

Due to the height at which FPL installed the new transformer, the electrician needed to extend the irrigation pump main feeders.

This was necessary to get the pump station operational. The alternative was to install all new wiring back to the pump station.

This was unavoidable as FPL did not provide any specs for their transformer installation, and the length of wire quoted by the electrician in early 2021 was not sufficient.

Work Performed

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval RA Date 1/24/22

Date entered 1/21/22

Fund 001 GL 53900 OC 4609

Check # _____

Sub Total: \$642.68

Sales Tax \$0.00
Grand Total: \$642.68

Invoice#: 164188

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

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

Invoice

Date	Invoice #
1/1/2022	INV0000064574

Bill To:

HERITAGE ISLE AT VIERA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00485

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,735.33	\$1,735.33
Administrative Services	1.00	\$517.50	\$517.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$2,932.50	\$2,932.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>12/28/21</u></p> <p>D/M approval <u>RH</u> Date <u>12/29/21</u></p> <p>Date entered <u>12/28/21</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$1735.33</p> <p>Check # <u> </u> 3100 \$517.50</p> <p> 3100 \$75.00</p> <p> 3111 \$437.50</p> <p> 4658 \$650.00</p> <p> 3101 \$2932.50</p> <p> 5103 \$100.00</p>			
		Subtotal	\$6,447.83
		Total	\$6,447.83

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

Invoice

Date	Invoice #
1/13/2022	INV0000064843

Bill To:

HERITAGE ISLE AT VIERA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00485

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$2,000.00	\$2,000.00
<div>Date Rec'd Rizzetta & Co., Inc. 1/17/22</div> <div>D/M approval <u>RA</u> Date 1/24/22</div> <div>Date entered 1/20/22</div> <div>Fund 001 GL 51300 OC 3104</div> <div>Check #</div>			
Subtotal			\$2,000.00
Total			\$2,000.00

**INVOICE**

Invoice Number: PI-A00732388
Invoice Date: 12/30/21
PROPERTY: Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Avenue/Suite #200
Tampa, FL 33614

CUSTOMER ID	CUSTOMER PO	Payment Terms	
0523780		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
			01/29/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Service Fee	Each	82.00	82.00
0.5	Fountain Repair Service: Labor	Hour	107.00	53.50
1	Timerco digital timer	Each	51.30	51.30
East fountain troubleshoot; timer stopped working. Install new timer, tested all circuits and everything is working properly.				

Date Rec'd Rizzetta & Co., Inc. 01/05/2022
D/M approval RH Date 1/10/22
Date entered 01/06/2022
Fund 001 GL 53800 OC 4601
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	186.80
Sales Tax	0.00
Total Invoice	186.80
Payment Received	0.00
TOTAL	186.80



INVOICE

Invoice Number: PI-A00737082
Invoice Date: 01/01/22
PROPERTY: Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Avenue/Suite #200
Tampa, FL 33614

CUSTOMER ID	CUSTOMER PO	Payment Terms	
0523780		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR14208 01/01/22 - 03/31/22 Fountain Maintenance Services		239.00	239.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval RH Date 1/24/22
Date entered 1/21/22
Fund 001 GL 53800 OC 4615
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	239.00
Sales Tax	0.00
Total Invoice	239.00
Payment Received	0.00
TOTAL	239.00



INVOICE

Invoice Number: PI-A00739274
Invoice Date: 01/01/22
PROPERTY: Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Avenue/Suite #200
Tampa, FL 33614
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
7760		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49980 01/01/22 - 01/31/22 Lake & Pond Management Services		2,797.00	2,797.00

Date Rec'd Rizzetta & Co., Inc. 1/12/22
D/M approval RH Date 1/17/21
Date entered 1/14/22
Fund 001 GL 53800 OC 4615
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	2,797.00
Sales Tax	0.00
Total Invoice	2,797.00
Payment Received	0.00
TOTAL	2,797.00

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.HERITAGEISLEATVIERACDD.ORG

Operation and Maintenance Expenditures February 2022 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,786.91**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
B S E Consultants Inc	003691	17028	Engineering Services 11/21	\$ 160.00
Bob Goldstein	003677	BG01252022	Board of Supervisors Meeting 01/22	\$ 200.00
Brevard County Property Appraiser	003687	2022HERNAV	Add Non-Ad Valorme Assessments FY 21/22	\$ 882.50
BrightView Landscape Services, Inc.	003688	7570624	Irrigation Repairs 09/21	\$ 250.00
BrightView Landscape Services, Inc.	003688	7632500	Removed Landscaping 11/21	\$ 2,437.91
BrightView Landscape Services, Inc.	003688	7640767	Irrigation Repairs 11/21	\$ 615.88
BrightView Landscape Services, Inc.	003688	7663042	Annual Flowers Install 11/21	\$ 5,143.00
BrightView Landscape Services, Inc.	003685	7735288	Landscape Maintenance 02/22	\$ 16,594.50

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	003685	7747297	Flush Cut Bottlebrush Trees 01/22	\$ 290.50
BrightView Landscape Services, Inc.	003690	7747303	Trash Removal from Pond 1/22	\$ 1,091.26
Emmett J Williams, Jr	003684	EJW012522	Board of Supervisors Meeting 01/25/2022	\$ 200.00
Florida Power & Light Co	003689	1800268363	Acct #6800013324 Street Lighting 02/22	\$ 1,602.00
Florida Power & Light Co	003689	1800268371	Acct #6800013324 Street Lighting 02/22	\$ 981.00
Florida Power & Light Co	003679	69877-97013 02/22	6494 Legacy Blvd # Irr 02/22	\$ 890.63
Florida Power & Light Co	02232022	FPL Summary 02/2022	FPL Summary 02/2022	\$ 4,506.26
Hoover Pumping Systems Corp.	003692	139133	Annual Service Agreement MA#2796 2021	\$ 2,850.00

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hoover Pumping Systems Corp.	003692	139142	Inspection and Maintenance 12/21	\$ 42.84
Hoover Pumping Systems Corp.	003692	164538	System Maintenance 4441 - through 12/31/2020 1 of 2 year	\$ 4,972.80
Jon Smallegan	003681	JS012522	Board of Supervisors Meeting 01/25/2022	\$ 200.00
Kenneth F. Walter	003682	KW01252022	Board of Supervisors Meeting 01/25/2022	\$ 200.00
Kenneth O. Bonin	003678	KB012522	Board of Supervisors Meeting 01/25/2022	\$ 200.00
Kutak Rock, LLP	003686	2979392	Legal Services 11/21-12/21	\$ 2,231.00
Rizzetta & Company	003683	INV0000065413	District Management Service 02/22	\$ 6,447.83
Solitude Lake Management, LLC.	003693	PI-A00753754	Lake & Pond Management Services 02/01/22 - 02/28/22	<u>\$ 2,797.00</u>

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
--------------------	---------------------	-----------------------	----------------------------	-----------------------

<u>Report Total</u>				<u>\$ 55,786.91</u>
----------------------------	--	--	--	----------------------------



Invoice #:	17028
Invoice Date:	12/22/2021
Due Date:	1/21/2022
Project:	10624.03 Heritage Isle
Description	Engineering Services
Project Manager:	Ana Saunders
Service Dates:	November 2021

Heritage Isle CDD
Co/ Rizzetta & Company-AR
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Thank you for your business.

Invoice Total:	\$160.00
Payments/Credits:	\$0.00
Balance Due:	\$160.00

HERITAGE ISLE AT VIERA CDDMeeting Date: January 25, 2022**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Emmett J Williams, Jr.	X	X
Jon Smallegan	X	X
Kenneth Bonin	X	X
Bob Goldstein	X	X
Kenneth Walter	X	X

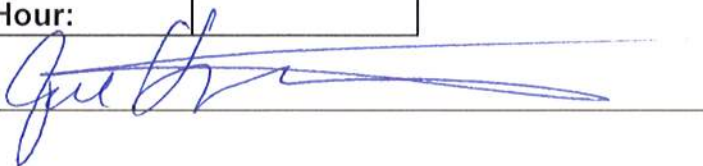
(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:31:00 AM
Meeting End Time:	2:55:00 PM
Total Meeting Time:	4h 14 mins

Time Over _____ **() Hours:** _____**Total at \$175 per Hour:** _____

DM Signature: _____



*Please forward copy to Marcia Eannetta for Extended
Meeting Hours.*

Date Rec'd Rizzetta & Co., Inc. 1/27/22D/M approval RH Date 2/1/22Date entered 1/27/22Fund 001 GL 51100 OC 1101

Check # _____



December 8, 2021

Breena Bolton
Rizzetta & Co., Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
VIA EMAIL: bbolton@rizzetta.com

INVOICE: 2022HERNAV

INVOICE FOR NON-AD VALOREM ASSESSMENT ADMINISTRATION
HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT
For the period October 1, 2021 – September 30, 2022

Per the agreement between your Agency and the Brevard County Property Appraiser dated May 1, 2016, this invoice is submitted for reimbursement for costs incurred for services provided under the agreement.

Your agency is billed at the rate of \$0.50 per parcel included in your Non-Ad Valorem Assessment program.

For Fiscal Year 2021-22, your Non-Ad Valorem Assessment Program includes 1765 parcels.

The resulting total annual fee is \$882.50.

Please remit the full amount within 30 days of receipt of this invoice, or submit a partial fee equivalent to 50% of the full amount and you will be billed the balance in two additional payments to be billed on the first day of April and July.

This is your only notification of the amount due. If you prefer a mailed invoice, or have any other questions, please contact me via email reply or (321) 264-6764.

Regards,

Greg Pelham

Greg Pelham
Sr. Director, Finance & Administration



Date Rec'd Rizzetta & Co., Inc. 2/14/21
D/M approval RH Date 2/14/22
Date entered 2/14/22
Fund 001 GL 51300 OC 4903
Check #



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7570624
Invoice Date: 9/27/2021
Sales Order: 7633273
Cust PO #:

Project Name: Heritage Isle CDD WO # 3013

Project Description: To replace stuck on valve for Park 3 on Galindo.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Rainbird PEB (plastic) 2" Inst	1.000	EA	250.00	250.00
<div>Date Rec'd Rizzetta & Co., Inc. 2/10/22</div> <div>D/M approval <u>RA</u> Date 2/14/22</div> <div>Date entered 2/11/22</div> <div>Fund 001 GL 53900 OC 4609</div> <div>Check # _____</div>					Total Invoice Amount 250.00 Taxable Amount Tax Amount Balance Due 250.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7570624
Invoice Date: 9/27/2021

Amount Due: \$ 250.00

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7632500
Invoice Date: 11/9/2021
Sales Order: 7665254
Cust PO #:

Project Name: Pump station #1 demo to make room for new filtration system

Project Description: Remove established landscaping to make way for ne pad to be installed

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Cut down 4 trees and haul away	23.000	HR	60.63	1,394.39
	Daily bobcat rate	1.000	EA	302.50	302.50
	Dump Fees/Green Waste Material	4.000	LD	185.26	741.02
<div>Date Rec'd Rizzetta & Co., Inc. 2/10/22</div> <div>D/M approval <u> RH </u> Date 2/14/22</div> <div>Date entered 2/11/22</div> <div>Fund 001 GL 53900 OC 4604</div> <div>Check # _____</div>					
Total Invoice Amount					2,437.91
Taxable Amount					
Tax Amount					
Balance Due					2,437.91

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7632500
Invoice Date: 11/9/2021

Amount Due: \$ 2,437.91

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7640767
Invoice Date: 11/22/2021
Sales Order: 7682928
Cust PO #:

Project Name: WO#2021-549-03819 Phase 4 Park

Project Description: Replace faulty solenoids and decoders at Phase 4 Park.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Replace 2 station decoder.	1.000	EA	263.39	263.39
	Replace 1 station decoder.	1.000	EA	187.50	187.50
	Replace faulty solenoids.	3.000	EA	55.00	164.99
<div>Date Rec'd Rizzetta & Co., Inc. 2/10/22</div> <div>D/M approval <u>RA</u> Date 2/14/22</div> <div>Date entered 2/11/22</div> <div>Fund 001 GL 53900 OC 4609</div> <div>Check #</div>					
Total Invoice Amount					615.88
Taxable Amount					
Tax Amount					
Balance Due					615.88

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7640767
Invoice Date: 11/22/2021

Amount Due: \$ 615.88

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7663042
Invoice Date: 11/30/2021
Sales Order: 7677769
Cust PO #:

Project Name: 11 16 2021 Heritage Isle CDD - Flowers for September

Project Description: Annual flowers for CDD on Legacy Blvd (Winter Rotation)

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD 2780 annuals installed and bed	1.000	LS	5143.00	5,143.00
Date Rec'd Rizzetta & Co., Inc. 2/10/22					
D/M approval <u> RH </u> Date 2/14/22					
Date entered 02/11/22					
Fund 001 GL 53900 OC 4652					
Check # _____					
Total Invoice Amount					5,143.00
Taxable Amount					
Tax Amount					
Balance Due					5,143.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7663042
Invoice Date: 11/30/2021

Amount Due: \$ 5,143.00

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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

INVOICE

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7735288
Invoice Date: 2/1/2022
Cust PO #:

Job Number	Description	Amount
460400254	Heritage Isle at Viera CDD Landscape Maintenance For February	16,594.50
<p>Date Rec'd Rizzetta & Co., Inc. <u>1/27/22</u></p> <p>D/M approval <u>RH</u> Date <u>2/1/22</u></p> <p>Date entered <u>1/27/22</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>		<p>Total invoice amount 16,594.50</p> <p>Tax amount</p> <p>Balance due 16,594.50</p>

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 20634449
Invoice #: 7735288
Invoice Date: 2/1/2022

Amount Due: \$16,594.50

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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

BrightView

Landscape Services

INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7747297
Invoice Date: 1/31/2022
Sales Order: 7657766
Cust PO #:

Project Name: Mango tree removal

Project Description: Flush cut 7 Mangos on CDD property

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Flush cut, debris removal, and	2.500	HR	60.63	151.56
	Dump Fees/Green Waste Material	.750	LD	185.26	138.94
 Date Rec'd Rizzetta & Co., Inc. 02/01/2022 D/M approval <u>RA</u> Date 2/7/22 Date entered 2/04/22 Fund 001 GL 53900 OC 4652 Check # _____					
Total Invoice Amount					290.50
Taxable Amount					
Tax Amount					
Balance Due					290.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7747297
Invoice Date: 1/31/2022

Amount Due: \$ 290.50

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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



Landscape Services

INVOICE

Sold To: 20634449
Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 20634449
Invoice #: 7747303
Invoice Date: 1/31/2022
Sales Order: 7709841
Cust PO #:

Project Name: Trash removal from ponds

Project Description: Remove trash from designated ponds throughout the community

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Drive around pond shores and r	18.000	HR	60.63	1,091.26
Date Rec'd Rizzetta & Co., Inc. 02/01/2022 D/M approval <i>RA</i> Date 2/7/22 Date entered 2/4/22 Fund 001 GL 53900 OC 4652 Check #					Total Invoice Amount 1,091.26 Taxable Amount Tax Amount Balance Due 1,091.26

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 20634449
Invoice #: 7747303
Invoice Date: 1/31/2022

Amount Due: \$ 1,091.26

Thank you for allowing us to serve you

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

Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa FL 33614

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

PAYMENT COUPON

/4115006401066800013324180026836390000160200

1800268363 1 of 1

4,1,1500,640106,6800013324,1800268363,9,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

RECEIVED

FEB - 4 2022

Cust. No.: 6800013324	Inv. No.: 1800268363
This Month's Charges Past Due After 03/03/2022	Amount Due This Invoice \$ 1,602.00

Please see payment options and instructions at the bottom of this invoice.

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Customer Number: **6800013324**Invoice Number: **1800268363**Invoice Date: **02/01/2022**

4,1,1500,640106,6800013324,1800268363,9,0000160200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800268363

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	1,602.00
For Inquiries Contact: JAMES MONROIG 1-800-847-5484	Total Amount Due \$1,602.00 This Month's Charges Past Due After 03/03/2022

Date Rec'd Rizzetta & Co., Inc. 02/07/2022

D/M approval RH Date 2/14/22

Date entered 2/11/22

Fund 001 GL 53100 OC 4307

Check #

Wire & ACH Payments

Account Name: Florida Power & Light Co.
Bank Name: Bank of America
Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012
Please include the invoice number in the payment reference

Check Payments

Make check payable to Florida Power
& Light in USD and mail payment with
the top portion of this invoice to the
address below:

General Mail Facility
Miami FL 33188-0001

PAYMENT COUPON

/4115006401066800013324180026837100000098100

1800268371 1 of 1

4,1,1500,640106,6800013324,1800268371,0,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

RECEIVED

FEB - 4 2022

Cust. No.: 6800013324	Inv. No.: 1800268371
This Month's Charges Past Due After 03/03/2022	Amount Due This Invoice \$ 981.00

Please see payment options and instructions at the bottom of this invoice.

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Customer Number: 6800013324**Invoice Number: 1800268371****Invoice Date: 02/01/2022**

4,1,1500,640106,6800013324,1800268371,0,0000098100

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800268371

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	981.00
For Inquiries Contact: JAMES MONROIG 1-800-847-5484	Total Amount Due \$981.00 This Month's Charges Past Due After 03/03/2022

Date Rec'd Rizzetta & Co., Inc. 02/07/2022

D/M approval RH Date 2/14/22

Date entered 2/11/22

Fund 001 GL 53100 OC 4307

Check # _____

Wire & ACH Payments

Account Name: Florida Power & Light Co.
Bank Name: Bank of America
Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012
Please include the invoice number in the payment reference

Check Payments

Make check payable to Florida Power
& Light in USD and mail payment with
the top portion of this invoice to the
address below:

General Mail Facility
Miami FL 33188-0001



RECEIVED

JAN 21 2022

ESTIMATED BILL

For: Dec 13, 2021 to Jan 12, 2022 (30 days)

Statement Date: Jan 12, 2022

Account Number: 69877-97013

Service Address:

6494 LEGACY BLVD # IRR

MELBOURNE, FL 32940

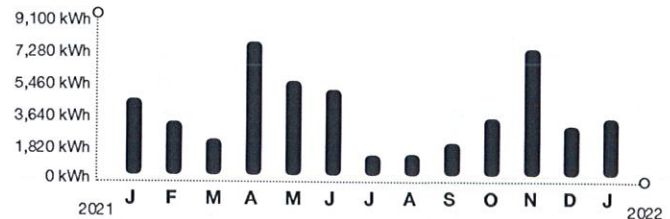
HERITAGE ISLE AT VIERA CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$890.63**

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	841.90
Payments received	-841.90
Balance before new charges	0.00
Total new charges	890.63
Total amount you owe	\$890.63

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 04, 2022 is considered LATE; a late payment charge of 1% will apply.

Date Rec'd Rizzetta & Co., Inc. 1/24/22D/M approval RH Date 2/1/22Date entered 1/24/22Fund 001 GL 53100 OC 4301

Check # _____

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit FPL.com/Answers.

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

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



/ 27

2109698779701393609800000

0005 0006 075375

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

69877-97013

ACCOUNT NUMBER

\$890.63

TOTAL AMOUNT YOU OWE

Feb 2, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: Account Number:
HERITAGE ISLE AT VIERA 69877-97013
CDD

FPL.com Page 2

0006 0006 075375

E001

BILL DETAILS

Amount of your last bill	841.90
Payment received - Thank you	-841.90
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$93.77
Fuel: (\$0.038060 per kWh)	\$135.76
Demand: (\$11.93 per KW)	\$560.71

Electric service amount	818.41
-------------------------	--------

Gross rec. tax/Regulatory fee	21.59
Franchise charge	50.63
Taxes and charges	72.22

Total new charges	\$890.63
-------------------	----------

Total amount you owe	\$890.63
----------------------	----------

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter KJL5777. Next meter reading Feb 11, 2022.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	26285		22718		3567
Demand KW	47.00				47

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Jan 12, 2022	Dec 13, 2021	Jan 12, 2021
Service to			
kWh Used	3567	3085	4721
Service days	30	32	32
kWh/day	119	96	147
Amount	\$890.63	\$841.90	\$864.40

Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

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

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



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 1

0003 0006 075375 ESLA

For: 12-13-2021 to 01-12-2022 (30 days)

kWh/Day: 79

Service Address:

DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE Energy Non-energy Maintenance	70	6300	F	40	0.950000 7.880000	1,160	38.00 315.20
ZLTHSLL Energy Non-energy Maintenance	70	6300	F	42	0.950000 6.640000	1,218	39.90 278.88
ZPLHSLE Non-energy Fixtures				20	10.510000		210.20
ZPLHSLL Non-energy Fixtures				21	8.850000		185.85

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



HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064



Heritage Isle at Viera		Florida Power & Light Company Summary		February 2022	
Date 2/11/2022			Due Date 03/04/22		
Period Covered 01/12/2022 - 02/11/2022					
Account Number		GL Account		Location	
				Amount	
11699-74381		4307		Decorative Lgtng-L	
47818-03004		4301		6813 Legacy Blvd # Pump	
57620-18553		4307		Decorative Lgtng # Heritage Isle	
69877-97013		4301		6494 Legacy Blvd # Irr	

Date Rec'd Rizzetta & Co., Inc. 2/22/22

D/M approval RH Date 2/23/22

Date entered 2/22/22

Fund	<u>001</u>	GL	<u>53100</u>	OC	<u>4307</u>	2656.34
	<u>001</u>		<u>53100</u>		<u>4301</u>	1849.92

Check #



HERITAGE ISLE AT VIERA CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$1,429.65**

TOTAL AMOUNT YOU OWE

Mar 4, 2022

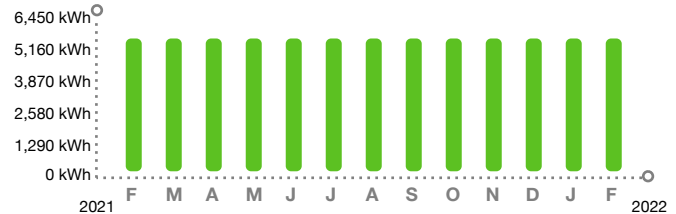
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,429.65
Payments received	-1,429.65
Balance before new charges	0.00
Total new charges	1,429.65
Total amount you owe	\$1,429.65

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 04, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 22, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Customer Service: (321) 723-7795
Outside Florida: 1-800-226-3545

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

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

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Mar 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,429.65
Payment received - Thank you	-1,429.65
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,337.85
Gross rec. tax/Regulatory fee	10.53
Franchise charge	81.27
Taxes and charges	91.80
Total new charges	\$1,429.65
Total amount you owe	\$1,429.65

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Next bill date Mar 14, 2022.

Usage Type

Total kWh used

Usage

5840

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 11, 2022	Jan 12, 2022	Feb 11, 2021
kWh Used	5840	5840	5840
Service days	30	30	30
kWh/day	195	195	195
Amount	\$1,429.65	\$1,429.65	\$1,346.24

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now](#)

Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

[Learn more](#)

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



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

For: 01-12-2022 to 02-11-2022 (30 days)
kWh/Day: 195
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE-L
MELBOURNE, FL 32940

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHERI	175	14400	F	80		5,840	
Energy					2.390000		191.20
Non-energy					9.390000		751.20
Maintenance							
ZPLHERI				40			
Non-energy					4.690000		187.60
Fixtures							

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



HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 11699-74381
CDD

FPL.com Page 2

ESLA

For: 01-12-2022 to 02-11-2022 (30 days)
kWh/Day: 195
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE-L
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							191.20
Non-energy sub total							938.80
Sub total						5,840	1,130.00
Energy conservation cost recovery							2.45
Capacity payment recovery charge							1.05
Environmental cost recovery charge							2.69
Transition rider credit							-30.25
Storm protection recovery charge							12.91
Fuel charge							219.00
Electric service amount							1,337.85
Gross rec. tax/Reg. fee							10.53
Franchise charge							81.27
Total						5,840	1,429.65

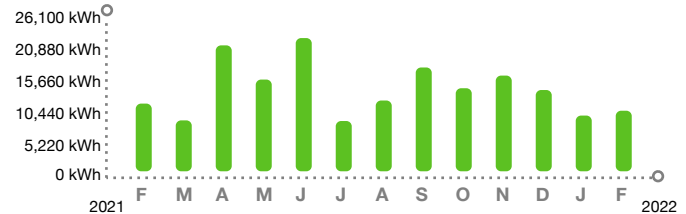
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jan 12, 2022 to Feb 11, 2022 (30 days)**Statement Date:** Feb 11, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,849.92**

TOTAL AMOUNT YOU OWE

Mar 4, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,802.54
Payments received	-1,802.54
Balance before new charges	0.00
Total new charges	1,849.92
Total amount you owe	\$1,849.92

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 04, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 22, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

We're here to helpMany factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

47818-03004

ACCOUNT NUMBER

\$1,849.92

TOTAL AMOUNT YOU OWE

Mar 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 47818-03004
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,802.54
Payment received - Thank you	-1,802.54
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$283.32
Fuel: (\$0.038060 per kWh)	\$410.17
Demand: (\$11.93 per KW)	\$978.26

Electric service amount 1,699.92

Gross rec. tax/Regulatory fee 44.84

Franchise charge 105.16

Taxes and charges 150.00

Total new charges \$1,849.92

Total amount you owe \$1,849.92

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Mar 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	50588		39811		10777
Demand KW	82.49				82

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 11, 2022	Jan 12, 2022	Feb 11, 2021
kWh Used	10777	9915	12046
Service days	30	30	30
kWh/day	359	330	401
Amount	\$1,849.92	\$1,802.54	\$1,651.75

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now](#)

Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

[Learn more](#)

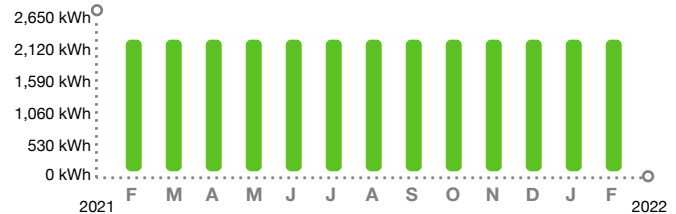
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Jan 12, 2022 to Feb 11, 2022 (30 days)**Statement Date:** Feb 11, 2022**Account Number:** 57620-18553**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,226.69**

TOTAL AMOUNT YOU OWE

Mar 4, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,226.69
Payments received	-1,226.69
Balance before new charges	0.00
Total new charges	1,226.69
Total amount you owe	\$1,226.69

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payment received after May 04, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 22, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

We're here to helpMany factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)Customer Service: (321) 723-7795
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Mar 4, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,226.69
Payment received - Thank you	-1,226.69
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,152.67
Gross rec. tax/Regulatory fee	4.29
Franchise charge	69.73
Taxes and charges	74.02
Total new charges	\$1,226.69
Total amount you owe	\$1,226.69

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

METER SUMMARY

Next bill date Mar 14, 2022.

Usage Type

Total kWh used

Usage

2378

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 11, 2022	Jan 12, 2022	Feb 11, 2021
kWh Used	2378	2378	2378
Service days	30	30	30
kWh/day	79	79	79
Amount	\$1,226.69	\$1,226.69	\$1,192.43

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

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

Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

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

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



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

FPL.com Page 1

ESLA

For: 01-12-2022 to 02-11-2022 (30 days)
kWh/Day: 79
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE	70	6300	F	40		1,160	
Energy					0.950000		38.00
Non-energy					7.880000		315.20
Maintenance							
ZLTHSLL	70	6300	F	42		1,218	
Energy					0.950000		39.90
Non-energy					6.640000		278.88
Maintenance							
ZPLHSLE				20			
Non-energy					10.510000		210.20
Fixtures							
ZPLHSL				21			
Non-energy					8.850000		185.85
Fixtures							

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



HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 57620-18553
CDD

For: 01-12-2022 to 02-11-2022 (30 days)
kWh/Day: 79
Service Address:
DECORATIVE LGTNG # HERITAGE ISLE
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							77.90
Non-energy sub total							990.13
Sub total						2,378	1,068.03
Energy conservation cost recovery							1.00
Capacity payment recovery charge							0.43
Environmental cost recovery charge							1.09
Transition rider credit							-12.32
Storm protection recovery charge							5.26
Fuel charge							89.18
Electric service amount							1,152.67
Gross rec. tax/Reg. fee							4.29
Franchise charge							69.73
Total						2,378	1,226.69

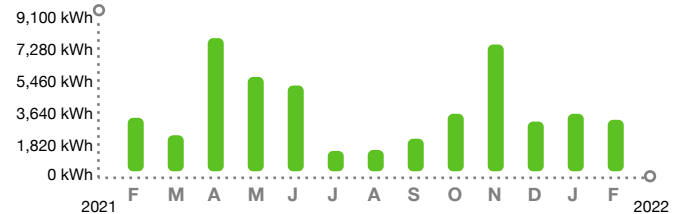
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

***ESTIMATED BILL*****For:** Jan 12, 2022 to Feb 11, 2022 (30 days)**Statement Date:** Feb 11, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**
Here's what you owe for this billing period.**CURRENT BILL****-\$78.10**

TOTAL AMOUNT YOU OWE

DO NOT PAY

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	890.63
Payments received	-1,781.26
Balance before new charges	-890.63

Total new charges	812.53
-------------------	--------

Total amount you owe	-\$78.10
-----------------------------	-----------------

FPL automatic bill pay - Credit amount - DO NOT PAY***ESTIMATED BILL***

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

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

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



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

HERITAGE ISLE AT VIERA CDD
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

69877-97013

ACCOUNT NUMBER

-\$78.10

TOTAL AMOUNT YOU OWE

**Credit amount-
DO NOT PAY**

NEW CHARGES DUE BY

\$ Credit amount-
DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
HERITAGE ISLE AT VIERA 69877-97013
CDD

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	890.63
Payments received - Thank you	-1,781.26
Balance before new charges	-\$890.63

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$83.95
Fuel: (\$0.038060 per kWh)	\$121.53
Demand: (\$11.93 per KW)	\$512.99

Electric service amount	746.64
-------------------------	--------

Gross rec. tax/Regulatory fee	19.70
-------------------------------	-------

Franchise charge	46.19
------------------	-------

Taxes and charges	65.89
-------------------	-------

Total new charges	\$812.53
-------------------	----------

Total amount you owe	-\$78.10
----------------------	----------

FPL automatic bill pay - Credit amount - DO NOT PAY

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter KJL5777. Next meter reading Mar 14, 2022.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	29478		26285		3193
Demand KW	43.00				43

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 11, 2022	Jan 12, 2022	Feb 11, 2021
kWh Used	3193	3567	3317
Service days	30	30	30
kWh/day	106	119	110
Amount	\$812.53	\$890.63	\$705.19

Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

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

Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

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

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



Maintenance Contract Invoice

Scheduled: 12/1/2021 Tech: RMM
Warranty Expires: 12/19/2022
Maint Expires: 12/19/2022

Invoice#: **139133**
Invoice Date: 12/1/2021
Due Date: 12/1/2021
Service Date:
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Bill to Customer #:
Heritage Isle at Viera CDD
Attn:
c/o Rizzetta & Company
8529 South Park Circle Ste #330
Orlando, FL, 32819
Tel: 407-472-2471 Fax: 407-472-2478
Cust. P.O.#

Job Site: Site ID# **8593**
Heritage Isle Replacement
7300 Legacy Blvd
Melbourne, FL 32940
Tel: 407-757-0864 (M) Contact: Richard Hernandez
Maintenance: FG2
Model: HC2F-60J20PDV-230/3-HMR3L-Z

Nature of Call

Five Year Service Agreement MA# 2796. Semi-Term billing. Invoice 5 of 5. Yr 5 of 5 year agreement.

Work Performed

Date Rec'd Rizzetta & Co., Inc. 2/11/22
D/M approval RA Date 2/22/22
Date entered 2/18/22
Fund 001 GL 53900 OC 4609
Check # _____

Sub Total: \$2,850.00

Sales Tax \$0.00

Grand Total: \$2,850.00

Invoice#: 139133

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



Invoice

Scheduled:12/22/2021 Tech: JDB
Warranty Expires: 12/19/2022
Maint Expires: 12/19/2022

Invoice#: **139142**
Invoice Date: 12/22/2021
Due Date: 12/22/2021
Service Date:
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Bill to Customer #:
Heritage Isle at Viera CDD
Attn:
c/o Rizzetta & Company
8529 South Park Circle Ste #330
Orlando, FL, 32819
Tel: 407-472-2471 Fax: 407-472-2478
Cust. P.O.#

Job Site: Site ID# **8593**
Heritage Isle Replacement
7300 Legacy Blvd
Melbourne, FL 32940
Tel: 407-757-0864 (M) Contact: Richard Hernandez
Maintenance: FG2
Model: HC2F--60J20PDV-230/3-HMR3L-Z

Pump System

Station Design: 1,200 GPM at 80 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☒ NO ☐

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☒ NO ☐

Nature of Call

Yr 5 Visit# 1 of 2 Level 1 inspection and maintenance per proposal# MA 2796

Work Performed

- Hoover technician Jason sent email to Richard Hernandez regarding visit
- Performed maintenance per checklist requirements
- Found the shut off valve on manually CLOSE position
- Found all 3 VFDs with full-service logs
- Proceed to clear all service logs, so the VFD can record future alarms and warnings.
- Technician found that the AC unit had no power and after further testing found blown fuse.
- Technician replaced it while onsite and operation of the AC unit resume per design.
- Technician also found that the filter was deteriorated and replace while on site.
- Technician filter discs are getting congested and would recommend proactive disc cleaning.
- Technician left shut off valve as found on manually CLOSE position

Additional Work Required

Customer to address pest issue

Hoover to provide BUDGET Proposal to perform Filter Disc Cleaning.

Sub Total: \$42.84

Date Rec'd Rizzetta & Co., Inc. 2/11/22

D/M approval RH Date 2/22/22

Date entered 2/18/22

Fund 001 GL 53900 OC 4609

Check #

Sales Tax \$0.00
Grand Total: \$42.84

Invoice#: 139142

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



Maintenance Contract Invoice

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Scheduled: 1/1/2022 Tech: RMM
Warranty Expires: 12/1/2022
Maint Expires: 12/31/2023

Invoice#: **164538**
Invoice Date: 2/7/2022
Due Date: 2/7/2022
Service Date:
Terms: Due Upon Receipt

Bill to Customer #: 5822
Heritage Isle at Viera CDD
Attn:
c/o Rizzetta & Company
8529 South Park Circle Ste #330
Orlando, FL, 32819
Tel: 407-472-2471 Fax: 407-472-2478
Cust. P.O.#

Job Site: Site ID# **9153**
Heritage Isle South replaces ID 4441
Legacy Blvd
Viera, FL 32940
Tel: 407-757-0864 (M) Contact: Richard Hernandez
Maintenance: FG2
Model: HC2F-60J20PDV-460/3-HMR3L-Z

Nature of Call

Two Year Service Agreement MA #4774. Lump Sum Billing, Invoice 1 of 1 -- Yr 1 of 2 year agreement. Sites: 9153
Heritage Isle South replaces ID 4441

Work Performed

Date Rec'd Rizzetta & Co., Inc. 2/8/22
D/M approval RH Date 2/14/22
Date entered 2/11/22
Fund 001 GL 53900 OC 4609 2486.40
001 15000 2486.40
Check # _____

Sub Total: \$4,972.80

Sales Tax \$0.00
Grand Total: \$4,972.80

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979392

Client Matter No. 10023-1

Ms. Melissa Dobbins
Heritage Isle at Viera CDD
Rizzetta & Company, Inc
St. Augustine/Daytona Beach
2806 N. 5th Street, Unit 403
St. Augustine, FL 32084

Invoice No. 2979392
10023-1

Re: Heritage Isle - General Counsel

For Professional Legal Services Rendered

11/19/21	W. Haber	1.40	329.00	Review and revise third amendment to irrigation maintenance agreement; confer with Mr. Walter regarding same
11/22/21	W. Haber	0.70	164.50	Confer with Mr. Walter and revise amendment to irrigation maintenance agreement; prepare correspondence to Mr. Williams
12/01/21	W. Haber	0.20	47.00	Confer with Mr. Hernandez regarding agenda for December meeting
12/13/21	W. Haber	0.60	141.00	Confer with Messrs. Hernandez and Williams; prepare for Board meeting
12/14/21	W. Haber	3.90	916.50	Prepare for and participate in Board meeting
12/21/21	W. Haber	0.30	70.50	Review and respond to correspondence from Hernandez regarding trip and fall report
12/28/21	W. Haber	0.20	47.00	Review and respond to

KUTAK ROCK LLP

Heritage Isle at Viera CDD
January 31, 2022
Client Matter No. 10023-1
Invoice No. 2979392
Page 2

12/28/21	C. Stuart	0.50	210.00	correspondence from Mr. Walter regarding irrigation amendment and workshop; prepare for call with Florida Gas
12/29/21	W. Haber	0.50	117.50	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
12/30/21	W. Haber	0.80	188.00	Confer with counsel for Florida gas and review utility easement
				Confer with Mr. Walter regarding amendment to irrigation agreement; review documents regarding same
TOTAL HOURS		9.10		
TOTAL FOR SERVICES RENDERED				\$2,231.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,231.00</u>

Date Rec'd Rizzetta & Co., Inc. 02/01/2022
D/M approval RH Date 2/7/22
Date entered 02/07/22
Fund 001 GL 51400 OC 3107
Check #

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

Invoice

Date	Invoice #
2/1/2022	INV0000065413

Bill To:

HERITAGE ISLE AT VIERA CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00485

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,735.33	\$1,735.33
Administrative Services	1.00	\$517.50	\$517.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$2,932.50	\$2,932.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>1/27/22</u></p> <p>D/M approval <u>RA</u> Date <u>2/1/22</u></p> <p>Date entered <u>1/27/22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> <u>1735.33</u></p> <p><u>001</u> <u>51300</u> <u>3100</u> <u>517.50</u></p> <p>Check # <u>001</u> <u>51300</u> <u>3100</u> <u>75</u></p> <p><u>001</u> <u>51300</u> <u>3111</u> <u>437.50</u></p> <p><u>001</u> <u>51300</u> <u>4658</u> <u>650</u></p> <p><u>001</u> <u>51300</u> <u>3101</u> <u>2932.50</u></p> <p><u>001</u> <u>51300</u> <u>5103</u> <u>100</u></p>			
Subtotal			\$6,447.83
Total			\$6,447.83



INVOICE

Invoice Number: PI-A00753754
Invoice Date: 02/01/22
PROPERTY: Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Heritage Isle at Viera CDD
c/o Rizzetta & Company
3434 Colwell Avenue/Suite #200
Tampa, FL 33614
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
7760		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			03/03/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49980 02/01/22 - 02/28/22 Lake & Pond Management Services		2,797.00	2,797.00

Date Rec'd Rizzetta & Co., Inc. 02/04/2022
D/M approval RA Date 2/7/22
Date entered 2/04/22
Fund 001 GL 53800 OC 4615
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	2,797.00
Sales Tax	0.00
Total Invoice	2,797.00
Payment Received	0.00
TOTAL	2,797.00

BUSINESS ITEMS

TAB 4

Heritage Isle at Viera CDD

Landscape Update/Current Events (February 2022 - March 2022)

March 16, 2022

Highlights: A workshop with HIDA representation was held on March 11, 2022, at the clubhouse to discuss the proposed Irrigation Maintenance and Repair Agreement between the HICDD and HIDA.

Two issues were addressed; (1) the agreement was abrogated by HIDA in April 2019, when they stopped providing required services as a maintenance and repair provider and curtailment of the bill-paying / reimbursement process. The agreement went into default which is equivalent to a constructive termination; no back compensation is due. (2) Based on the research by both Wes and Ana, the HICDD has no maintenance and repair obligations for irrigation systems on homeowner lots. This obligation is that of the HIDA.

The workshop members agreed to work on a new agreement that identifies the HICDD irrigation maintenance and repair obligations concerning HICDD landscape tracks, and the HIDA will identify their homeowner lot irrigation maintenance and repair obligations. Currently, I will be working with Carol Reed on a draft document. We are not starting from scratch because we have most of the responsibilities identified that can be used in the new agreement. This document will be an important legacy document for both current and future boards. More to follow.

General Landscaping

Mulching Process and Fuel Surcharge- We received information that the mulch company has faced an outrageous fuel price increase affecting everyone. The surcharge was based on a three-way split between the mulch company, BrightView, and Heritage Isle. The Heritage Isle portion was further broken down proportionally by cubic yard between HIRVA, HICDD and the Club. The HICDD cost is \$1,740. The HIRVA cost is \$6,060.00, and the Club, \$400.00.

The mulching process throughout Heritage Isle was published earlier via e-blast. And commenced on March 14, 2022. HICDD parks and other common areas will be mulched in conjunction with the phases. Legacy Blvd. will be mulched at the tail end of the overall process. Approximately 100+ tree bed diameters were downsized and sodded in preparation for the Legacy Blvd. mulching. A few tree beds south of the circle still need to be done, awaiting the sod delivery. This project has improved the overall appearance on the west side of Legacy Blvd. and makes maintenance of this property more effective. This was a good investment.

Field Service Report

The January 2022 report is now complete. Some of the items were tied to some work scheduled toward the end of February. We received the March 8th Field Service Report, and BrightView will commence the required maintenance actions. This report had 37 items. Most are housekeeping in nature; however, we have some areas caused by the hard freeze and caused some growth damage. In some cases, some of the damaged shrubs or plants could require placement. We will keep an eye on the progress.

Landscape Service Schedules

BrightView is keeping to schedule with the mowing, detail work, beds, sidewalk weed treatments, and maintenance on Legacy Blvd.

We came out of a two-week cold period first part of February and went into a very warm period following a short two-day cooldown. So the weather has been finicky, but BrightView has kept up with these weather variations.

Annuals - The new batch of annuals are scheduled for the last week of March. In order to be cost-effective, to reduce the cost, this batch will be at the 75% clustering capacity for each bed. We expect this project to occur in late March-early April.

Drainage - We have two areas requiring repairs. One area is in Phase Seven (7) between Sansome and Ingalls adjacent to the east side of the sidewalk. And another area in phase six behind Ahern. These areas tend to "over pond" and do not recede appropriately upon the heavy downpours. Daniel will provide two separate proposals to correct this problem.

Irrigation

Both pumps are operating properly. Pump#2 received a thorough filter cleaning by Hoover. We now have the necessary maintenance agreement in place. We should be ready for the heavy demand as we move into spring and summer.

2- wire repair- we had two areas north of the circle on Legacy Blvd. requiring 2 wire repair. One near LeConte, the other near Balboa has been fully repaired. All irrigation on CDD property is fully operational.

Other

Aquatic Update - Solitude checked on the pond behind Anza regarding homeowner complaints with apparent overgrowth in the pond; the homeowners attended our last CDD meeting. Here is what has taken place by Solitude:

Solitude sent two techs out to cut down and remove the torpedo grass, a weed infestation. They also cut out two spots growing between the corners to prevent additional weed propagation. Then they sprayed the pond for anything small, and the areas were cut. They did a follow-up visit and resprayed as necessary. One homeowner, Mr. Kevin Byrne, is still not satisfied with the effort so far.

On the Horizon:

1. Fiscal Year 2023 Budget Development & Strategy
 - Inflation and affect on the budget
 - Restoring the reserves
 - Adding controller replacement as a "reserve item"
2. RFP (Landscape Contract)

TAB 5



March 15, 2022

Heritage Isle at Viera CDD
c/o Rizzetta and Company
8529 South Park Cir, Suite 330
Orlando, FL 32819

RE: Reserve Study Update with Site Inspection
Heritage Isle at Viera CDD
Legacy Blvd
Melbourne, FL 32940

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection and recommendations for Heritage Isle at Viera 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.

Heritage Isle at Viera CDD was established in March 2004 according to Brevard County Official Records. The District is derived from owners who reside in Heritage Isle Subdivision, in its various phases (1, 2, 3, 4, 5, 6, 7A, 7B, and 8). The housing composition is a mix of single family homes, villas, duplexes, and condominium units. There are a total of 1,607 units in the District. The community is located in Melbourne, Brevard 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**
- **Fountains**
- **Entry Areas and Monuments**
- **Sidewalks**
- **Legacy Blvd Landscaping**
- **Parks**
- **Pedestrian Bridges**
- **Pier**
- **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 reserve study update 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 first 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 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, re-claimed 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:

Reserve Study Update with Site Inspection (Level-2)

\$3,300

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within ten 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:

STAFF REPORTS

District Counsel

District Engineer

District Manager

**Audience Comments
And
Supervisor Requests**

ADJOURNMENT