

VILLAGES OF WESTPORT
Community Development District

JULY 21, 2025

AGENDA

Villages of Westport Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.villagesofwestportcdd.com

July 14, 2025

Board of Supervisors
Villages of Westport Community Development District

Dear Board Members:

The Villages of Westport Community Development District Meeting is scheduled for **Monday, July 21, 2025 at 5:30 p.m.** at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- IV. Consideration of Policy Changes
 - A. Board Members Accessing Security Cameras
 - B. Communication and Staff Direction Policy
 - C. Policy Regarding Verbal Warning Prior to Suspension
- V. Consideration of Suspension of Amenity Access Privileges
 - A. Diana Peel
 - B. Jessie Jefferson
- VI. Consideration of Proposals:
 - A. Proposal for Privacy Fence Installation from LGI

- B. Community Project - Picnic Tables Purchase (*will be sent under separate cover*)
- C. Proposals for License Plate Reader
 - 1. Vector
 - 2. Bates
 - 3. Flock
- D. Proposal from FCS Management Group for 5 Days Janitorial at Amenity Center (*will be sent under separate cover*)
- E. Proposal from Brightview for Landscape Enhancement – Lantana (FY 2025 Project)
- F. Proposal for Playground Boarder (FY 2025 Project) (*will be sent under separate cover*)
- G. Proposals for Pressure Wash, Joint Sanding and Sealing Pool Deck Pavers (FY 2026 Project)
 - 1. Stallone's Pro Wash
 - 2. Kirks Power Pressure Washing
- H. Proposals for Amenity Center Painting (FY 2026 Project)
 - 1. Aguilar's
 - 2. McIntyre
 - 3. FCC

VII. Consideration of Amendment to GMS Agreement

VIII. Discussion of Services Provided by FCS for the week of December 16, 2024 through December 20, 2024.

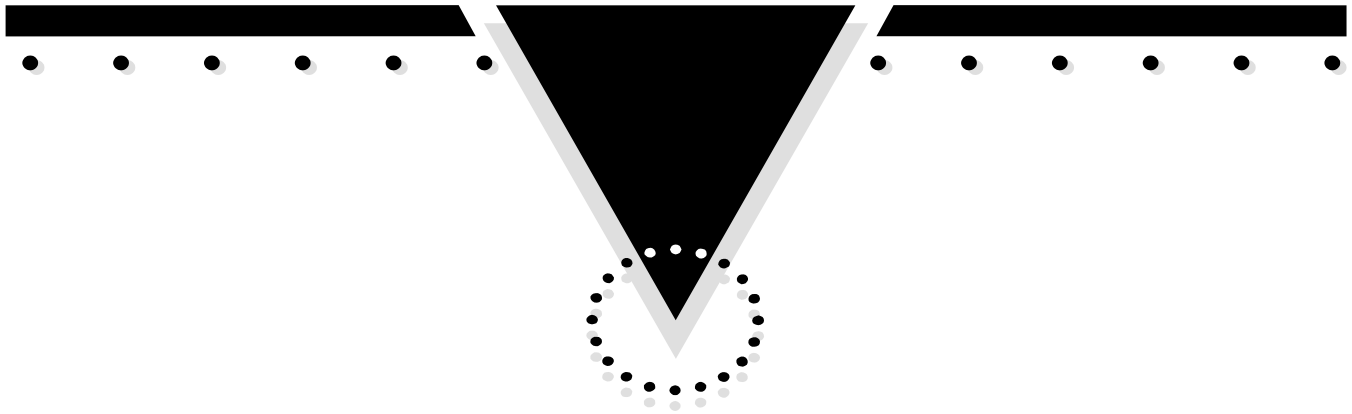
IX. Brightview Update

X. Staff Reports

- A. Manager
 - 1. Report on the Number of Registered Voters (1,132)
 - 2. Annual Form 1 Filing & Annual Ethics Training
 - 3. Discussion of Fiscal Year 2026 Meeting Schedule

- B. Attorney
- C. Operation Manager - Report
- XI. Supervisor's Request
- XII. Public Comments
- XIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the April 28, 2025 Meeting
 - B. Ratification of Agreements
 - 1. First Amendment to the FCS Contract
 - 2. Agreement for Pond 6-Keniston Brush Cut (A.L. Dirtworks)
 - 3. Agreement for Repair, Seal and Paint Entryway Monuments (FCC)
 - 4. Agreement for C Buss for Swimming Pool Maintenance Contract
 - 5. Brightview ASO for Perennials
 - B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2025
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XIV. Next Scheduled Meeting – To Be Determined @ Highlands Regional Library
- XV. Adjournment

THIRD ORDER OF BUSINESS



Villages of Westport Community Development District

**Approved Budget
FY 2026**



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8-9	<u>Special Assessment Bonds Series 2005A</u>

**Villages of Westport Community Development District
General Fund Budget**

Description	Adopted Budget FY 2025	Actual Thru 06/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Revenues					
Maintenance Assessments - Tax Roll	\$ 430,996	\$ 432,087	\$ -	\$ 432,087	\$ 490,692
Maintenance Assessments - Direct	\$ 59,696	\$ 59,697	\$ -	\$ 59,697	\$ -
Interest Income	\$ -	\$ 6,797	\$ 1,699	\$ 8,496	\$ 4,000
Miscellaneous Income	\$ -	\$ 990	\$ -	\$ 990	\$ -
Transfer In	\$ -	\$ 254,599	\$ -	\$ 254,599	\$ 7,000
Total Revenues	\$ 490,692	\$ 754,170	\$ 1,699	\$ 755,869	\$ 501,692

Expenditure

Administrative

Supervisor Fees	\$ 4,800	\$ 3,200	\$ 800	\$ 4,000	\$ 4,800
Engineering	\$ 5,000	\$ 2,670	\$ 1,250	\$ 3,920	\$ 6,000
Arbitrage	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination	\$ 3,000	\$ 2,500	\$ 750	\$ 3,250	\$ 3,180
Amortization Schedule	\$ -	\$ 500	\$ -	\$ 500	\$ 530
Attorney	\$ 17,500	\$ 40,296	\$ 10,074	\$ 50,370	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 4,167	\$ 4,167	\$ 5,000
Trustee Fees	\$ 3,720	\$ 3,717	\$ -	\$ 3,717	\$ 3,720
Management Fees	\$ 40,903	\$ 30,677	\$ 10,227	\$ 40,904	\$ 43,362
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,908
Website	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,272
Telephone	\$ 1,250	\$ 86	\$ 43	\$ 129	\$ 1,250
Postage	\$ 250	\$ 590	\$ 295	\$ 885	\$ 650
Printing & Binding	\$ 150	\$ 109	\$ 55	\$ 164	\$ 150
Insurance-Liability	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ 9,900
Legal Advertising	\$ 1,500	\$ 704	\$ 750	\$ 1,454	\$ 1,500
Other Current Charges	\$ 1,000	\$ 542	\$ 150	\$ 692	\$ 1,000
Office Supplies	\$ 100	\$ 3	\$ 50	\$ 53	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 102,348	\$ 102,019	\$ 30,360	\$ 132,379	\$ 115,797

Field Operations

Common Area:

Field Services	\$ 19,200	\$ 14,925	\$ 4,662	\$ 19,587	\$ 24,000
Landscape Maintenance	\$ 54,517	\$ 56,093	\$ 18,456	\$ 74,549	\$ 75,000
Landscape Contingency	\$ -	\$ 18,903	\$ 1,250	\$ 20,153	\$ 6,500
Mowing - Lake Bank/Row	\$ -	\$ 1,650	\$ 1,250	\$ 2,900	\$ -
Irrigation Repairs	\$ 2,500	\$ 6,507	\$ 1,250	\$ 7,757	\$ 9,000
Lake Maintenance	\$ 14,516	\$ 12,746	\$ 4,446	\$ 17,192	\$ 17,000
Repairs and Maintenance	\$ 7,000	\$ 17,306	\$ 8,653	\$ 25,959	\$ 15,000
Contingency	\$ 8,000	\$ -	\$ 2,000	\$ 2,000	\$ 8,000
Total Common Area	\$ 105,733	\$ 128,130	\$ 41,967	\$ 170,097	\$ 154,500

**Villages of Westport Community Development District
General Fund Budget**

Description	Adopted Budget FY 2025	Actual Thru 06/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Amenity Center</u>					
Facility/Pool Attendants	\$ 40,000	\$ 10,829	\$ 29,171	\$ 40,000	\$ 40,000
Janitorial	\$ 10,920	\$ 6,038	\$ 2,730	\$ 8,768	\$ 8,000
Pool Maintenance	\$ 18,000	\$ 164,528	\$ 3,000	\$ 167,528	\$ 9,600
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 8,400
Pool Permits	\$ 400	\$ 325	\$ 400	\$ 725	\$ 400
Utilities - Water/Electric	\$ 45,000	\$ 27,980	\$ 13,990	\$ 41,970	\$ 45,000
Trash	\$ 200	\$ 179	\$ -	\$ 179	\$ 200
Pest Control	\$ 550	\$ 423	\$ 141	\$ 564	\$ 600
Irrigation Repair	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Insurance - Property	\$ 7,885	\$ 7,716	\$ -	\$ 7,716	\$ 8,674
Telephone	\$ 1,500	\$ 1,193	\$ 395	\$ 1,588	\$ 1,500
Access Control	\$ 1,700	\$ 544	\$ 272	\$ 816	\$ 1,700
Community Events	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrolling	\$ -	\$ 388	\$ -	\$ 388	\$ 25,000
Security Camera System/Monitoring	\$ 7,056	\$ 9,135	\$ 1,680	\$ 10,815	\$ 10,000
Facilities Maintenance - Contracted	\$ 12,000	\$ 6,908	\$ 3,000	\$ 9,908	\$ 12,360
Holiday Décor	\$ -	\$ 2,331	\$ -	\$ 2,331	\$ 2,500
Repairs and Maintenance - Amenity	\$ 9,400	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Dues & Licenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity	\$ 157,611	\$ 238,517	\$ 61,279	\$ 299,796	\$ 191,934
<u>Other</u>					
Capital Reserve	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 39,461
First Quarter Operating Capital	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Total Other	\$ 125,000	\$ -	\$ 25,000	\$ 25,000	\$ 39,461
Total Maintenance	\$ 388,344	\$ 366,647	\$ 128,246	\$ 494,893	\$ 385,895
Total Expenditures	\$ 490,692	\$ 468,666	\$ 158,606	\$ 627,272	\$ 501,692
Excess Revenues (Expenditures)	\$ -	\$ 285,504	-\$ 156,906	\$ 128,598	\$ -

	<u>FY25</u>	<u>FY26</u>	<u>Variance</u>
Net Assessments	\$ 490,692	\$ 490,692	-\$ 0
Collection Fees (7.5%)	\$ 39,786	\$ 39,786	-\$ 0
Gross Assessments	<u>\$ 530,478</u>	<u>\$ 530,478</u>	<u>-\$ 0</u>
No of Assessable Units	748	748	-
Net Assessment Per Unit	\$ 656	\$ 656	\$ (0)
Gross Assessment Per Unit (Includes 7.5% Collection Cost)	\$ 709	\$ 709	\$ (0)
Tax Roll Units	748		
Direct Units	<u>0</u>		
Total	748		

Villages of Westport

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment and on taxable property and unplatted lots within the District to fund general operating and maintenance expenditures for the Fiscal Year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with City National Bank and State Board Account.

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Prosser, Inc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Capital Improvement Revenue Bonds, Series 2005A.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for Capital Improvement Revenue Bonds, Series 2005A.

Attorney

The District's legal counsel, Kilinski Van Wyk PLLC, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for these services. (\$4,625/year)

Trustee Fees

The District's Capital Improvement Revenue Bonds, Series 2005A will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Field Operations (Common Area):

Field Services

The District is contracted with Vesta to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

The District will contract to provide for the Stormwater management facilities that the CDD will own and maintain.

Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Amenity Center:

Pool Attendants

The cost to hire and supervise pool attendants used to help with running the amenity center's pool. Account line includes staff hours for the fiscal year, all related benefits, and a contingency for projects and pay increase.

Janitorial

The cost for Vesta to provide cleaning for amenity center.

Pool Maintenance

The District is contracted with Vesta to provide for the maintenance of the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Utilities – Water/Electric

The cost of electric to run the amenity center.

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Irrigation Repairs

The District will incur cost for irrigation repairs at the amenity center.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Insurance - Property

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Telephone

The cost of phone services for amenity center.

Access Control

Represents the estimated cost for access cards used for entry to the District's Amenity Center.

Community Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Security Patrolling

The monthly service fee and maintenance costs associated with security patrolling provided by contracted vendor.

Security Camera System/Monitoring

The monthly service fee and maintenance costs associated with security camera system monitoring provided by contracted vendor.

Facilities Maintenance-Contracted

Represents regular repairs and replacements for District's Amenity Center provided by Vesta.

Other:

Capital Reserve

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

Villages of Westport Community Development District

Debt Service Fund Budget

Series 2005A Bonds

Description	Adopted Budget FY 2025	Actual Thru 06/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Revenues					
Assessments - Tax Roll	\$ 676,054	\$ 677,772	\$ -	\$ 677,772	\$ 773,233
Assessments - Direct	\$ 97,178	\$ 97,178	\$ -	\$ 97,178	\$ -
Interest Income	\$ 15,000	\$ 32,737	\$ 6,000	\$ 38,737	\$ 15,000
Carry Forward Surplus	\$ 628,197	\$ 696,927	\$ -	\$ 696,927	\$ 180,062
Total Revenues	\$ 1,416,429	\$ 1,504,614	\$ 6,000	\$ 1,510,614	\$ 968,295

Expenditure					
Interest - 11/1	\$ 184,253	\$ 184,253	\$ -	\$ 184,253	\$ 163,875
Principal - 11/1 (Prepayment)	\$ 185,000	\$ 265,000	\$ -	\$ 265,000	\$ -
Principal - 5/1	\$ 435,000	\$ 415,000	\$ -	\$ 415,000	\$ 440,000
Special Call - 5/1	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Interest - 5/1	\$ 184,253	\$ 176,700	\$ -	\$ 176,700	\$ 163,875
Transfer Out	\$ -	\$ 254,599	\$ -	\$ 254,599	\$ 7,000
Total Expenditures	\$ 988,506	\$ 1,330,552	\$ -	\$ 1,330,552	\$ 774,750

Excess Revenues	\$ 427,923	\$ 174,062	\$ 6,000	\$ 180,062	\$ 193,545
------------------------	-------------------	-------------------	-----------------	-------------------	-------------------

Beginning Fund Balance	\$ 1,154,348	Interest - 11/1	\$ 151,335
Less: Debt Service Reserve	\$ (457,421)		
Carry Forward Surplus	<u>\$ 696,927</u>		

Tax Collector

Product Type	Units	Debt	Gross Total	Net Total
Single Family	1	\$ -	\$ -	\$ -
Single Family	45	\$ 577	\$ 25,963	\$ 24,016
Single Family	1	\$ 673	\$ 673	\$ 623
Single Family	701	\$ 1,154	\$ 809,290	\$ 748,594
Total Units	748		\$ 835,927	\$ 773,233

**Villages of Westport Community Development District
Series 2005A, Special Assessment Bonds
(Term due 5/1/35)**

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/25	\$ 5,750,000	5.700%		\$ 163,875	\$ 163,875
5/1/26	\$ 5,750,000	5.700%	\$ 440,000	\$ 163,875	\$ -
11/1/26	\$ 5,310,000	5.700%		\$ 151,335	\$ 755,210
5/1/27	\$ 5,310,000	5.700%	\$ 465,000	\$ 151,335	\$ -
11/1/27	\$ 4,845,000	5.700%		\$ 138,083	\$ 754,418
5/1/28	\$ 4,845,000	5.700%	\$ 490,000	\$ 138,083	\$ -
11/1/28	\$ 4,355,000	5.700%		\$ 124,118	\$ 752,200
5/1/29	\$ 4,355,000	5.700%	\$ 520,000	\$ 124,118	\$ -
11/1/29	\$ 3,835,000	5.700%		\$ 109,298	\$ 753,415
5/1/30	\$ 3,835,000	5.700%	\$ 550,000	\$ 109,298	\$ -
11/1/30	\$ 3,285,000	5.700%		\$ 93,623	\$ 752,920
5/1/31	\$ 3,285,000	5.700%	\$ 585,000	\$ 93,623	\$ -
11/1/31	\$ 2,700,000	5.700%		\$ 76,950	\$ 755,573
5/1/32	\$ 2,700,000	5.700%	\$ 620,000	\$ 76,950	\$ -
11/1/32	\$ 2,080,000	5.700%		\$ 59,280	\$ 756,230
5/1/33	\$ 2,080,000	5.700%	\$ 655,000	\$ 59,280	\$ -
11/1/33	\$ 1,425,000	5.700%		\$ 40,613	\$ 754,893
5/1/34	\$ 1,425,000	5.700%	\$ 690,000	\$ 40,613	\$ -
11/1/34	\$ 735,000	5.700%		\$ 20,948	\$ 751,560
5/1/35	\$ 735,000	5.700%	\$ 735,000	\$ 20,948	\$ -
11/1/35	\$ -	5.700%			\$ 755,948
Totals			\$ 5,750,000	\$ 1,956,240	\$ 7,706,240

A.

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Villages of Westport Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*

Statutes (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Villages of Westport Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,276,442 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$501,692
DEBT SERVICE FUND – SERIES 2005A	\$774,750
TOTAL ALL FUNDS	\$1,276,442

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of Fifteen Thousand Dollars (\$15,000) or fifteen percent (15%) of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JULY 2025.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

B.

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Villages of Westport Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Villages of Westport Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF JULY 2025.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

FOURTH ORDER OF BUSINESS

A.

Villages of Westport Community Development District (CDD) Surveillance Video Access Policy

I. Purpose

The purpose of this policy is to establish guidelines for access, review, and disclosure of surveillance video footage generated by the CDD's security camera systems. This policy aims to balance public transparency with the protection of security system integrity, consistent with Chapter 119, *Florida Statutes*, and applicable exemptions under section 281.301, *Florida Statutes*.

II. Definitions

- **Surveillance Video:** Digital or analog footage recorded by the District's fixed or mobile camera systems, including entry points, amenities, and other public areas.
- **Authorized Personnel:** Individuals who have been granted express permission under this policy to access surveillance footage for specified purposes.

III. Legal Framework

Surveillance footage may constitute a public record under Chapter 119, *Florida Statutes*. However, per section 281.301, *Florida Statutes*, security system plans, surveillance footage, and recordings that reveal the capabilities, operations, or vulnerabilities of such systems are confidential and exempt from general public disclosure. Special districts are authorized pursuant to Chapter 190, *Florida Statutes*, to adopt policies and rules that relate to special district operation.

IV. Authorized Access

Access to surveillance video footage shall be limited as follows:

A. District Staff and Vendors

- **District Manager or Designee:** May access footage to monitor operations, respond to incidents, or fulfill administrative duties.
- **Security Contractor:** May access footage solely for the purpose of providing contracted security services.
- **Operations or Amenity Manager:** May review footage related to amenity operations or investigate complaints or incidents.

B. Supervisors and Elected Officials

- May not access or request surveillance video directly unless:

1. A formal incident report has been filed, and review is necessary to fulfill official duties; and
2. Review is coordinated through the District Manager and/or legal counsel to ensure compliance with applicable laws.

Note: Elected officials are not automatically entitled to unfettered access to surveillance recordings. All such access must adhere to this policy, Florida law, and must be documented in writing with specific justification for access provided. Access shall be limited to the minimum necessary footage to fulfill the stated purpose.

C. Law Enforcement

- Law enforcement agencies may be granted access upon written request supported by probable cause, warrant, court order, or other legal authority for the purpose of conducting criminal investigations. All such requests must be documented and reviewed by District legal counsel prior to release.

D. Public Records Requests

- Requests from members of the public shall be referred to the District's Custodian of Records and will be evaluated to determine whether:
 - The footage constitutes a public record; and
 - Any exemption under section 281.301, *Florida Statutes*, or other applicable law prohibits disclosure.

If exempt, the District shall issue a written denial citing the specific exemption.

V. Access Protocols

- All access to surveillance footage must be logged, including the requester, date, purpose, and the specific footage accessed.
- No footage may be downloaded, copied, or distributed without the express written authorization of the District Manager and legal counsel.
- Footage shall be maintained for a minimum of 30 days and consistent with Florida records retention requirements (GS1-SL Item #302) or longer if necessary for ongoing investigations or legal holds.

VI. Violations

Unauthorized access, use, or distribution of surveillance footage may result in disciplinary action, termination of vendor contracts, and/or legal action as appropriate.

B.

Villages of Westport Community Development District Board of Supervisors' Communication and Staff Direction Policy

The Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") here by adopts this Communication and Staff Direction Policy ("Policy") on _____, 2025 to provide sound policy direction to District staff between Board meetings regarding District staff responsibility.

- I. COMMUNICATION POLICY.** The District Manager (unless such information is more appropriate to come from another member of District staff) shall be responsible for communicating significant updates and information to the entire Board of Supervisors between Board meetings. Significant updates and information shall mean information that impacts or informs upcoming Board decisions and information that impacts the health, safety or welfare of the District, its residents/landowners or District assets. It shall not mean inconsequential or routine business matters that happen between Board meetings.
- II. STAFF DIRECTION POLICY.** The Board recognizes that District staff is responsible to the Board, which is made up of five unique elected supervisors ("Supervisors"). There may be times when staff receives direction that is either (a) inconsistent with direction given by the Board via motion or general Board direction at a meeting or, (b) was not subject to Board discussion, motion or direction but such direction is requiring staff to "choose" whose direction to follow when such direction is inconsistent with other Supervisor direction. Accordingly, to encourage efficient District operations and prevent inefficient use of staff resources and time, it is the policy of the District's Board that:

 - A.** Staff shall not be required to expend District funds or resources in furtherance of activities directed by one or more Supervisors if such request is inconsistent with, or unsupported by, a majority of Board consent; and
 - B.** If District staff is directed to provide services or incur costs, and such direction is inconsistent with, or beyond the scope of, prior official Board action, policy, or directive, staff shall delay providing these services or incurring these costs until the Board thoroughly considers the services or costs at the next Board meeting, and votes and provide official direction to District staff.

This Policy shall not serve as an obstacle to efficient District operations or impede District staff from conducting routine business and operational practices for the benefit of the District.

Supervisors represent the District in a positive and supportive manner, which includes supporting actions of the Board even when a single Supervisor personally did not support the action taken and this Policy provides the direction to staff that in the event there is inconsistent direction given by one or more Supervisors, this Policy shall control.

Villages of Westport Community Development District

Communication and Staff Direction Policy

Adopted _____, 2025

Purpose

The purpose of this policy is to ensure that District resources are used efficiently, staff time is respected, and direction to District staff is given in a manner consistent with Florida law and the Board's role as a collegial body.

Policy

1. Board Direction Controls

District staff shall only act on direction that:

- Is authorized by a majority vote of the Board at a publicly noticed meeting,
- Falls within the scope of a previously approved Board policy, contract, or operational directive, or
- Constitutes an emergency (as defined as _____).

2. Staff Protection from Individual Demands

No individual Supervisor may direct District staff to take actions that incur District costs or require material staff time unless approved by the Board, is part of the approved District budget or is considered an Emergency. If such requests are made, staff shall defer action until Board direction is provided to the extent such deferment is consistent with ethical and legal obligations and may respond: "I am not authorized to proceed without full Board direction under District policy."

3. Communication and Use of Staff Time

- The District Manager (or designee) shall provide updates between meetings that affect District operations, public safety, or upcoming Board actions.
- Supervisors may request clarifying or routine information but are expected to minimize nonessential requests that burden staff or create inefficiencies.

4. Public Records

Nothing in this policy limits a Supervisor's rights under Florida's Public Records Law; however, public records requests shall be fulfilled consistent with applicable law and not prioritized ahead of District operations.

Effective Date: This policy is effective immediately upon adoption and applies to all Supervisors and District staff.

SIXTH ORDER OF BUSINESS

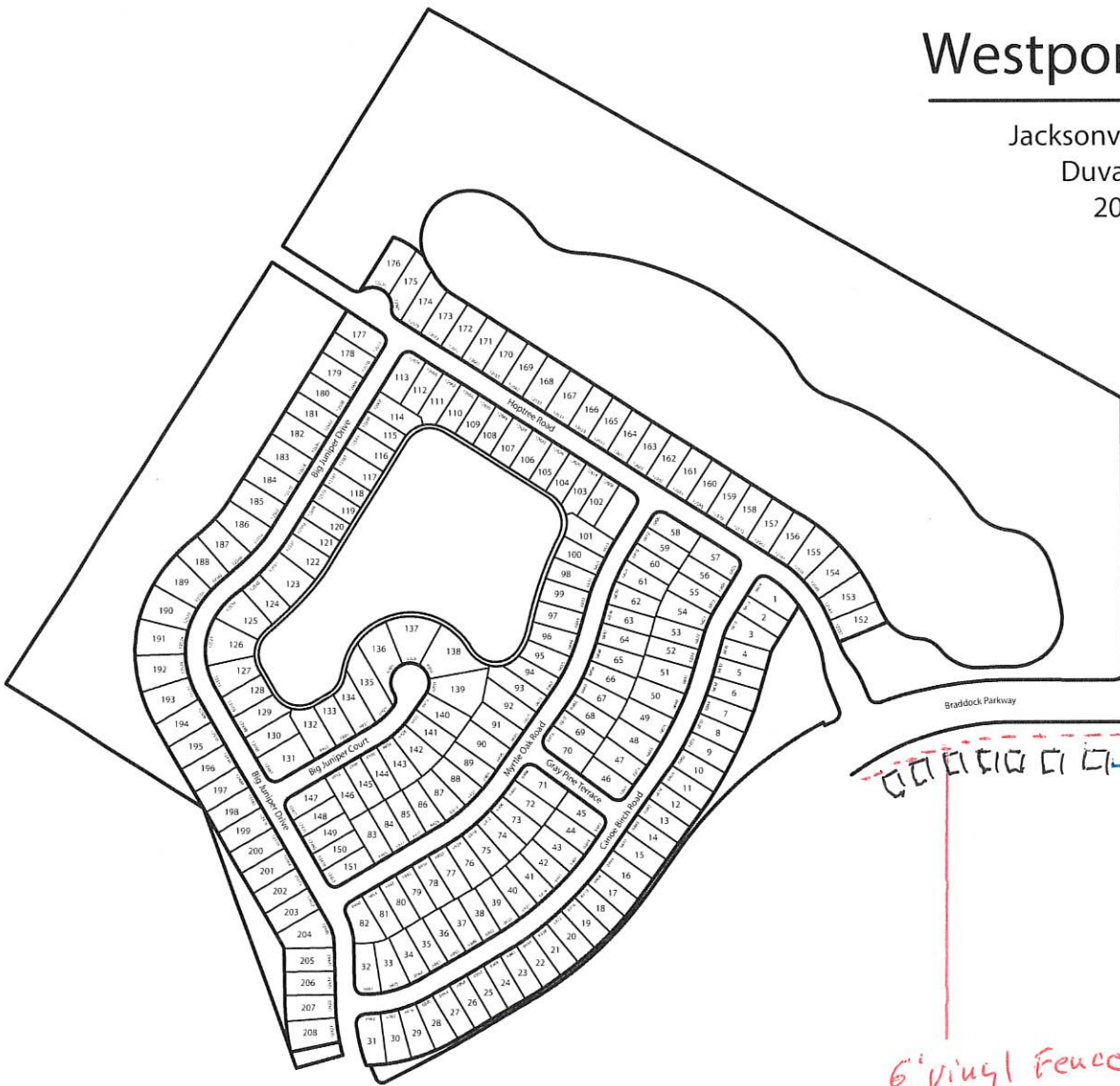
A.

Westport Landing

Jacksonville, FL 32219

Duval County

208 Lots



Existing Homes.

6' vinyl fence



6' white Vinyl Fence

C.

Villages of Westport
License Plate Reader Proposals

Contractors	Vector	Bates	Flock
Proposal	Install two new Hanwha LPR cameras and one overall shot camera at entrance. Will need an electrician to install power at gate with weather protected outlet. Includes all wiring, networking and installation.	Includes a true (LPR) License Plate Recognition Camera at entrance plus two general view cameras, an upgrade to the Openeye server at the amenity center, new 32 channel recorder and 16 channel PoE switch, will also hook up existing cameras to the new recorder.	Includes Flock Safety Platform-Community, Flock Safety Solar Multi-Purpose LPR and Video Fixed w/LTE Service, and Professional Services-Bundle Implementation Fee
Own/Lease	Own	Own	Lease
Currently Using Other Services	Yes	No	No
Requires Electrical	Yes	Yes	No-Solar
Total Price	\$11,558.02	\$14,492.00	\$8,850.00
Recurring Fees	\$50.48 per month	\$155 per month	\$4,200 per year
References	Currently using for VOWP Amenity Center. Board and staff can comment any thoughts.	Amelia Walk CDD has been pleased with the service provided. Quick response to any issues. Good customer service.	Seems to be the most commonly used company for license plate readers. North Hampton HOA has been using for a couple of years with no issues.



Scope of Work

Thank you for the opportunity to provide you with a comprehensive proposal to address your security needs. A detailed listing of the equipment, quantity, description, and location follows. Please note that total Investment includes labor and equipment costs.

Vector to install 2 new Hanwha LPR cameras and 1 overall shot camera at gate by amenities center. Customer to have electrician install power at gate with weather protected outlet. Includes all wiring, networking and installation.

EQUIPMENT	QNTY	DESCRIPTION	LOCATION
LPR cam	2		
wiring	1		
Bridge kit	1		
4mp overall picture camera	1		
NVR	1		

TOTAL INVESTMENT: \$11,558.02

MONTHLY INVESTMENT:\$50.48 for maintenance

(Description of monthly services; bundled, not presented as options)

FINANCE OPTION: N/A

Considerations

To clarify our respective responsibilities, please familiarize yourself with these considerations:

- Your system requires power to operate, so you will need to provide Vector Security access to a 120V AC receptacle.
- If your system will use telephone lines for signal transmission, you will need to provide the line(s).

2.



A Pye-Barker Fire & Safety Company

proposal

Prepared By:

Bates Security - Jacksonville
Scott Louis
Commercial Security Consultant
9700 Philips Hwy
Jacksonville, FL, 32256
904-900-1640

slouis@batessecurity.com

IP HD Upgrade Video with (1) Tag Camera
6702 Sandle Drive
Jacksonville, FL 32219
Proposal 217571-2-0

Submitted: 7/1/2025

Village of Westport
Kelly Mullins
304-389-2198
kmullins@gmsnf.com

800-403-9471 • BATESSECURITY.COM

The Leader in Fire, Life Safety, and Security Solutions

Unless otherwise noted, this proposal does not include lift rental, conduit, trench with conduit and or earth work, "Prevailing wages", union wages, plenum cabling, permit, labor for client required vendor or safety training and or submittal fees. Installation work will be performed during normal business hours, Monday through Friday. Client will provide dealer with the necessary electrical power (120VAC) and communications path for system communication as well as any dedicated phone lines or static IP addresses and or Internet connectivity as applicable at each head end and remote panel location. Network connection with necessary IP information to be provided by client. Fire systems by code will require two telephone lines or an approved cellular or IP communications path. Client is responsible for the proper operation of all door hardware. Surge protection is not provided unless otherwise noted. Any surge protection provided is meant only to reduce risk of damage due to surge, but cannot and is not guaranteed to stop damage from surge that overwhelms or bypasses provided surge protection.

All monthly service investments exclude physically damaged equipment, network issues / troubleshooting, and scissor / boom lift charges if required for service.

Existing equipment, cabling, and infrastructure installed by others is assumed to be in good working order. Any additional labor and or materials spent due to servicing, repairing or replacing existing equipment, cabling, and infrastructure will be billed on a time and materials basis.

New	
QTY	Description
1	Micro Server 8TB
1	Gen 2 MT Server incl. Linux to Windows Upgrade
2	In/Out 8MP IP Turret 2.8~12mm AF WDR IR
3	Annual License subscription 1 Channel
1	14x12x6 Nema Enclosure with Latching Door
1	Power Adapter 160 W, 48V - compatible w/TIPG541
1	6-port hardened Managed Indust. GB PoE & DinRail S
1	10 STRIPS DIN-RAIL
2	5 GHz NANOBEAM AC GEN2
1	16-port GB Web-managed Switch;374W; PoE+/POE
1	IR outdoor Low Speed License Plate recognition(LPR) bullet camera

Professional Services:	
Description	Ext.Price
Life Time Full Service	\$140.00
Software License \$5/Camera/Month	\$15.00

System Investment

Total Proposal Amount \$14,492.00

THIS IS NOT AN INVOICE. DO NOT PAY. INVOICE TO BE PROVIDED.

Deposit Due in Advance \$7,246.00
Balance Due Upon Completion \$7,246.00

SYSTEM TOTAL

\$14,492.00

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted (subject to credit approval.) You are authorized to do the work as specified.

Pricing is valid for 7 days from the date proposal was submitted to contractor/customer.

Progress Billing will be applied to this proposal.

Village of Westport

Company

Date

Bates Security - Jacksonville

Company

Date

Authorized Signature

Authorized Signature

Printed Name

Title

Printed Name

Title

304-389-2198

Phone

Fax

904-900-1640

Phone

Fax

kmullins@gmsnf.com

Email

slouis@batessecurity.com

Email

Purchase Order Number

TERMS AND CONDITIONS

This proposal is subject to the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof.



General
View

LPR
Camera

Point 2 Point

NEMA
Enclosure.
Client to
Provide
120V outlet
Inside
Weather
Proof Can



Network

Bullet

PNO-A9081RLP

4K LPR/ANPR/MMCR IR Bullet Camera



Key Features

- Max. 4K resolution
- 0.05Lux@F1.6 (Color), 0Lux (B/W, IR LED on)
- Day & Night(ICR), WDR(120dB)
- IR Viewable Length 30m (98.42ft)
- H.265, H.264, MJPEG codec, WiseStream II
- Wisenet Road AI application (Pre-installed)
 - License/Number Plate Recognition
 - Make/Model/Color Recognition
 - Black/White list notification
 - Smart Search (LP/NP, Country, brand, model, color)

* Supported features may vary by region. Please contact your regional manager for more details.

Compatible Devices



SBP-302PM

PNO-A9081RLP

4K LPR/ANPR/MMCR IR Bullet Camera



Specifications

Video

Imaging Device	Size	1/1.8"
	Type	CMOS
Resolution	2592x1944, 1280x720, 1280x1024, 720x480, 1280x960, 640x480, 1920x1080, 720x576, 640x360, 1024x768, 3072x1728, 2688x1520, 800x600, 800x448, 2048x1536, 3840x2160, 2560x1440, 1600x1200	
Max. Framerate	H.265/H.264	30fps/25fps(60Hz/50Hz)
	MJPEG	30fps
Min. Illumination (Lux)	Color(1/30sec, 30IRE)	0.05
	BW(1/30sec, 30IRE)	0.005
Video Out	USB: Micro USB Type B, CVBS: 1.0 Vp-p / 75Ω composite for installation	

Lens

Focal Length (mm)	4.5~10	
Zoom Ratio	Optical	2.2x
Max Aperture Ratio (F number)	Wide	1.6
	Tele	2.65
Angular Field of View	Horizontal	101.4°~45.5°
	Vertical	53.6°~25.5°
	Diagonal	120.7°~52.3°
Min. Object Distance	0.5m(1.64ft)	
Focus Control	Simple focus	
Lens Type	P iris(IR corrected)	

Operational

Day & Night	Auto(ICR)
Backlight Compensation	SSDR, WDR, BLC
Wide Dynamic Range (dB)	120
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support(built-in gyro sensor)

Operational

Motion Detection	Quantity	8ea
	Shape	8point Polygonal zones
Privacy Masking	Quantity	6ea
	Shape	Rectangular zones
	Color / Option	Black, Gray, White
Gain Control		Middle, High, Low
White Balance		AWC, ATW, Indoor, Manual, Outdoor
LDC		Support
Electronic Shutter	Mode	Maximum, Anti flicker, Minimum
	Speed Range	1/5~1/12,000sec
Video Rotation		Flip, Mirror, Hallway view(90°/270°)
Alarm Interface	In/Out	Input 1ea, Output 1ea
	Others	12VDC output
Alarm Triggers		Network disconnect, Alarm input, Analytics
Alarm Events When Alarm Trigger Occurred		Handover: PTZ preset, send message by HTTP/HTTPS/TCP, Notification: e-mail, Recording: SD/SDHC/SDXC or NAS recording at event triggers, Audio clip playback, File upload(image): e-mail/FTP, Alarm output
Audio In		Selectable(mic in/line in)
Audio Out		Line out
Light Type		IR LED
Light Viewable Length	IR	WiseIR 30m(98.42ft)
IR Wavelength		850nm

Analytics

Analytics Events	Normal	Sound classification, Defocus detection, Shock detection, Tampering, Motion detection, Audio detection
------------------	--------	--

Network

Ethernet		Metal shielded RJ-45(10/100/1000BASE-T)
Video Compression		H.265/H.264: Main/High, MJPEG
Audio Compression		AAC-LC: 48Kbps at 16KHz, G.726: 16Kbps, 24Kbps, 32Kbps, 40Kbps, G.711 u-law /G.726 selectable, G.726(ADPCM) 8KHz, G.711 8KHz
Smart Codec		WiseStream II , Manual
Bitrate Control		H.265/H.264: CBR or VBR, MJPEG: VBR
Streaming	Unicast	Up to 6 users
	Multicast	Support
	Multiple Streaming	Up to 3 profiles
Protocol		HTTP, RTP(UDP), IPv4, HTTPS, FTP, NTP, TCP/IP, ARP, DHCP, RTCP, IPv6, UDP/IP, Bonjour, DNS, SNMPv1/v2c/v3(MIB-2), RTP(TCP), SSL/TLS, QoS, SMTP, DDNS, IGMP, UPnP, LLDP, RTSP, ICMP, SRTP(TCP, UDP Unicast)

Network

Application Programming Interface	ONVIF	T, S, G
	Others	SUNAPI(HTTP API)
Direct Cloud Connection		Support

Security

OS / Firmware Protect	Secure boot, Encrypted firmware, Signed firmware	
User authentication	Prevent brute-force attack, Digest authentication	
Network authentication	IEEE 802.1X(EAP-TLS, EAP-LEAP, EAP-PEAP, MSCHAPv2)	
Secure Communication	HTTPS, SRTP, WSS(WebSocket Secure)	
Access Control	IP-based access control	
Data Protect	Encryption credentials, Encrypt compress for live recording file export	
Audit	Access / System / Event Log management	
Device ID	Device certificate(Hanwha Vision Root CA)	
Secure Storage	SDcard partition encrypt(AES-256)	
Security Certificate	None, None	

General

Memory	RAM	4GB
	Flash	512MB
Edge Storage	Micro SD/SDHC/SDXC	1slot (32GB card preinstalled)

Environmental & Electrical

Operating Condition	Temperature	-40°C~+55°C(-40°F~+131°F)
	Humidity	0~90% RH(non-condensing)
	Others	Start up should be done at above -30°C
Storage Condition	Temperature	-50°C~+60°C(-58°F~+140°F)
	Humidity	0~90% RH(non-condensing)
Input Voltage		PoE+(IEEE802.3at, Class4), 12VDC
Power Consumption	PoE	Max 20.00W, typical 17.00W
	12VDC	Max 18.00W, typical 16.00W

Mechanical

Color	Dark grey
Material	Aluminum
Product Dimensions	Ø91.0x368.6mm(3.58"x14.51")(Without sunshield)
Product Weight	2.48kg(5.47lb)

Wisenet Road AI LPR/ANPR/MMCR

Solution	Community Traffic
----------	-------------------

Wisenet Road AI LPR/ANPR/MMCR

Speed Description	Moderate Speed
Lane Coverage	Up to 1 lane
Speed Limit	Up to 70kmh(45mph)
Min. Forward Distance	12m(38ft)
Max. Forward Distance	12m(40ft) (with built in IR)
Max. Horizontal Angle	25°
Max. Vertical Angle	25°
Horizontal Offset	Up to 5m(18ft)
Camera Height	Up to 5m(18ft)
Vehicle Recognition	Make : 70+ Model : 600+ Color : 11
Available Countries	Czechia, KSA, Montenegro, Malta, Australia, UAE, Iceland, Tajikistan, Lithuania, Slovenia, Denmark, Cyprus, Indonesia, Latvia, Azerbaijan, Belgium, Luxembourg, Finland, North Macedonia, Uzbekistan, Hungary, Ireland, South Africa, Romania, Kazakhstan, Norway, Estonia, New Zealand, United Kingdom, Austria, Albania, Bosnia and Herzegovina, Serbia, Qatar, Spain, Bahrain, Turkey, Hongkong/Taiwan (MMCR is not available), Ukraine, Switzerland, Vietnam, Germany, Italy, Netherlands, Greece, Canada, Georgia, United States of America, France, Slovakia, Poland, Oman, Armenia, Portugal, Kuwait, Bulgaria, Russian Federation, Turkmenistan, Belarus, Kyrgyzstan

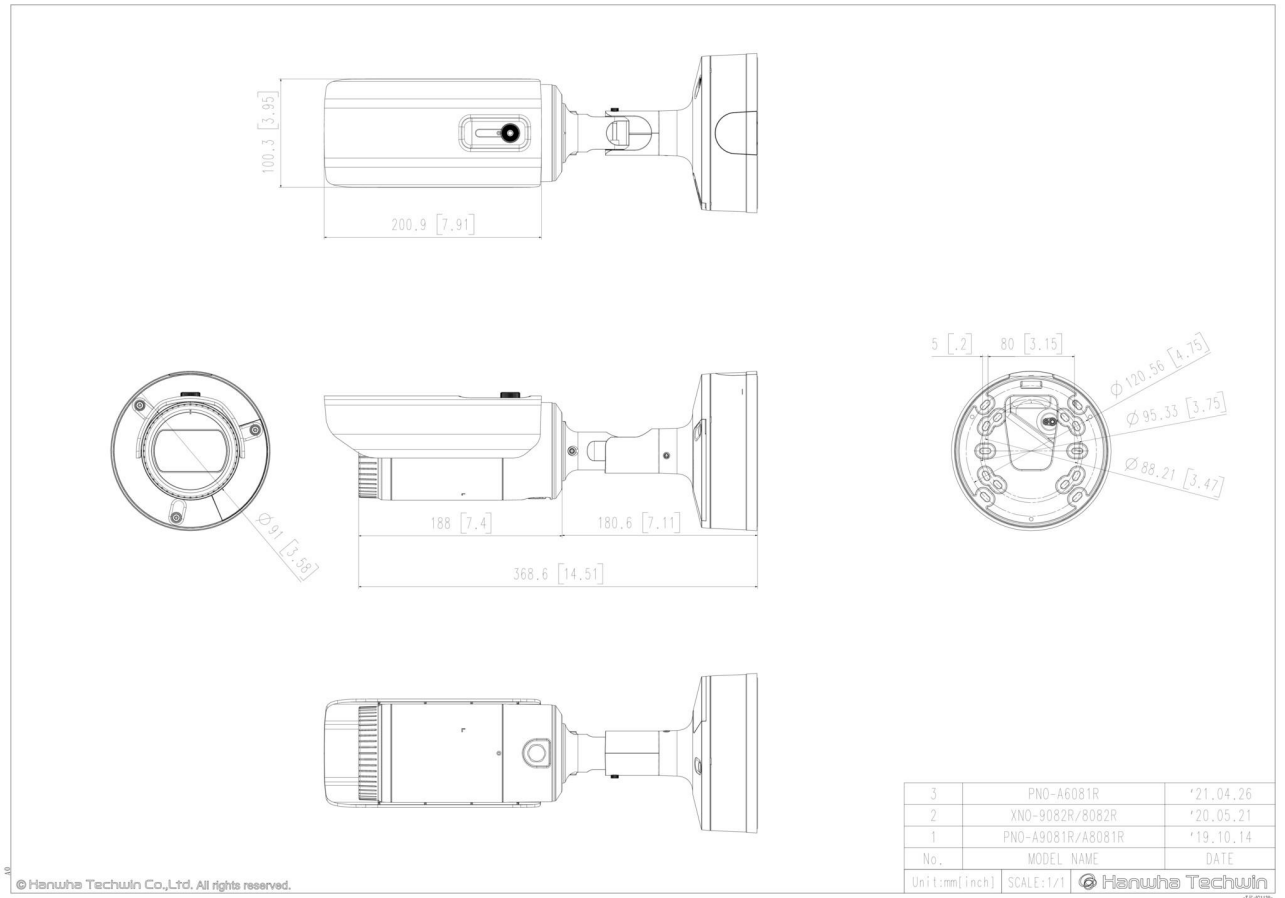
PNO-A9081RLP

4K LPR/ANPR/MMCR IR Bullet Camera



CAD

Unit: mm [inch]





Video Quality Assurance Program

Bates Security, above all else, is a service organization. Our confidence in our systems and the people behind them is backed by our Quality Assurance Program and we've put it in writing. For qualifying Bates Security IP Video Services, we provide our clients the following:

'Lifetime' Equipment & Service Warranty

Bates Security will provide a 'lifetime' equipment and service warranty on your IP video service, including all labor and equipment expenses (excluding lift and travel beyond surrounding counties) required to repair your service. Refer to the Schedule of Services for full details and exclusions.

Equal / Better Guarantee

If equipment is beyond repair, Bates Security will replace the device with similar, equal to, or better equipment.

Loaner Guarantee

Bates Security will provide a temporary recording device while customer's is out for repair. Bates Security will provide support for the reinstallation and setup to the original settings of the appliance platform onto the IP video appliance itself. Client responsible for all video client installations.

Annual Preventative Maintenance Visit

Bates Security will perform an annual preventative maintenance of your IP video services upon request to help them stay in good working condition. This includes focus, test, and adjust of all Bates Security IP video equipment.

Software Upgrade Service

Bates Security will upgrade your IP video head end appliance to the latest software release as needed or requested, excluding any hardware upgrades.

Emergency Service Guarantee

A technician will arrive on-site within twenty-four (24) hours from the time of your emergency service request.

**Limited to surrounding counties of the Bates Security office.*

'Lifetime' Support & Training

Bates Security will provide phone support or on-site training for your IP video services upon request.

'Lifetime' Technical Assistance

Bates Security will provide technical assistance as needed in retrieving critical recorded images from your IP video appliance.

Video Integrity Check

Bates Security will supervise the hard drive health of your connected video appliance and the connection of the IP video cameras to give you the best chance of your video being available when you need it.

To be in effect, Video Services Quality Assurance Program components must be selected on the customer's Schedule of Services. See Schedule of Services for further details. Terms of the client agreement apply.

Authorized Signature of Bates Security Representative

Lexington, KY | Prestonsburg, KY | Jacksonville, FL | Lake Placid, FL | Vero Beach, FL

BatesSecurity.com

3.

**□ flock Safety □ □ L - Villages of
Westport**

□□□□□□□□□□□□

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

□□□□□□□□□□□□

MAIN CONTACT:
Erica Graham
erica.graham □ flocksafety.com
9045131590

Created Date: 06/17/2025
Expiration Date: 07/17/2025
Quote Number: □-147087
PO Number:



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: Jacksonville, Florida 32218

Ship To: Jacksonville, Florida 32218

Billing Company Name: FL - Villages of Westport

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 24 Months

Payment Terms: Net 15

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Lock Safety Platform			\$4,000.00
Lock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Lock Safety Bundles			
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Lock Safety Professional Services			
Professional Services - Bundle Implementation Fee	\$450.00	1	\$450.00

Subtotal Year 1

\$4,650.00

Annual Recurring Subtotal

\$4,200.00

Discounts

\$450.00

Estimated Taxes

\$0.00

Contract Total

\$8,850.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount <input type="checkbox"/> SD <input type="checkbox"/>
Year 1	
At Contract Signing	\$4,650.00
Annual Recurring after Year 1	\$4,200.00
Contract Total	\$8,850.00

☐ Tax not included

Discounts Applied	Amount <input type="checkbox"/> SD <input type="checkbox"/>
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$450.00

Product and Services Description

FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Community grade bundled standard range license plate recognition camera and live streamed solar powered fixed camera with 30 days of edge storage, with LTE. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users
Professional Services - Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Video Camera Fixed, fka Condor	Community grade live streamed Solar powered Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. Flock provided sim card camera is limited to 25 hours per month of live streaming.
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power Flock LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time Flock Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

E.

Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Howard McGaffney
Property Address	475 W Town PI Ste 114 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	475 W Town PI Ste 114 St Augustine, FL 32092
Project Name	Villages of Westport CDD -Perennials		
Project Description	Villages of Westport CDD- Install perennial plantings in specified areas		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization of crew and Delivery of materials. Cleanup	\$320.67	\$320.67
300.00	EACH	Lantanna "Ann Marie" 1gal. Installed	\$12.54	\$3,761.28
1.00	LUMP SUM	Irrigation. Retro fit and adjust timers to ensure survival of new material	\$160.33	\$160.33

For internal use only

SO# 8710056
JOB# 346100627
Service Line 130

Total Price \$4,242.28

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

PM

Signature	Title
Howard McGaffney	July 10, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Manager, Operations

Signature	Title
William G. Buerki	July 10, 2025
Printed Name	Date

Job #: 346100627

SO #: 8710056 **Proposed Price:** \$4,242.28

G.

1.



ESTIMATE

Estimate0736

Estimate Date: May 30, 2025

Expiry Date: Jun 06, 2025

FROM:

Stallone's Pro Wash

License: L22000119597

525 North Bridgestone Avenue

Jacksonville, FL, 32259

Email: Steve@stallonesprowash.com

Phone: (904) 404-1309

TO:

Villages of Westport CDD

Attn: Howard McGaffney

6702 Sandle Drive

Jacksonville, FL, 32219

Phone: (904) 386-0186

JOB LOCATION:

Villages of Westport CDD

6702 Sandle Drive

Jacksonville, FL, 32219

Phone: (904) 386-0186

JOB:

#	Services	Qty	Discount	Total
1	Hurricane CAT 5 Sealer – Premium 3-Coat Knockout Package	4621.00	\$0.00	\$6,700.15

#	Services	Qty	Discount	Total
	<p>3 Coats | 3-Year Warranty | Extreme Durability | CAT 5-Level Protection</p> <p>Step into the ring with the undisputed heavyweight champ of sealers. Our Premium Hurricane CAT 5 Package delivers unmatched surface protection, color depth, and joint hardening power — built to withstand even the most extreme conditions, including heavy traffic, harsh weather, and UV exposure.</p> <p>What You Get:</p> <p>Three-Coat Application: Flood coat, mist coat, and third endurance coat for maximum strength</p> <p>3-Year Written Warranty</p> <p>Armor Bond Joint Stabilization – no more sand washout</p> <p>T3 True Tone Tech – vibrant color & ultra high-gloss finish</p> <p>Antifungal protection – resists mold, algae, and moss</p> <p>Expected lifespan: 3 to 5 years</p> <p>Full Process:</p> <p>1 Deep Cleaning & Prep</p> <p>High-pressure wash</p> <p>Mold-killing rinse (Point Break)</p> <p>Efflorescence removal (White Water)</p> <p>Degreaser/neutralizer (Wipe Out)</p> <p>2 Professional Joint Sanding</p> <p>SEK-Surebond ASTM-C144 certified joint sand</p> <p>Slurry method — sets sand firmly between joints</p> <p>3 3-Coat Sealing Application</p> <p>Mix CAT 5 Part A + B</p> <p>Flood coat to soak joints</p> <p>Mist coat for even film</p> <p>Final top endurance coat for long-term durability</p> <p>Important Notes:</p> <p>Avoid foot traffic for 24 hours and vehicle traffic for 48–72 hours after application</p> <p>This is a film-forming sealer – pavers may be slippery when wet (Ask about Shark Grip for a non slip surface)</p> <p>Not intended for previously sealed surfaces without stripping</p> <p>No irrigation for 24–48 hours post-application</p>			
2	3-Year Paver Sealing Warranty	1.00	\$0.00	\$0.00

#	Services	Qty	Discount	Total
	<p>Premium Paver Sealing Warranty 3 YEAR</p> <p>This warranty is valid for three (3) years from the date of application and covers:</p> <ul style="list-style-type: none"> Color Enhancement Retention Joint Sand Stabilization (Sand Loss) Resistance to UV Damage, Fading, and Yellowing Protection from Organic Staining (Mold and Mildew) Efflorescence Minimization <p>If issues arise under normal residential conditions that fall under the covered terms and are due to product or workmanship failure, Stallone's Pro Wash will re-clean and reseal the affected areas at no cost.</p> <p>Warranty Exclusions</p> <p>Despite the durability of Trident Hurricane CAT 5 and our quality workmanship, certain exclusions apply. This warranty does not cover:</p> <ul style="list-style-type: none"> Driveways or areas with heavy vehicular traffic beyond residential use (e.g., RVs, trailers) High foot-traffic commercial environments Neglect or misuse (e.g., power washing over 1000 PSI, use of harsh chemicals, acidic cleaners) Shifting, cracking, or settling of the underlying pavers or substrate Damage due to flooding, standing water, improper drainage, or irrigation issues Rust, battery acid, paint, tire marks, or petroleum-based product stains that are not promptly addressed Weed or moss regrowth due to surrounding landscaping or poor maintenance Natural wear from sand loss due to flooding or irrigation around gutter drains Reoccurrence of Efflorescence, Especially on Pavers Installed Over Concrete Pads <p>Efflorescence Disclaimer</p> <p>Efflorescence is a natural phenomenon characterized by a white, powdery deposit on the surface of concrete pavers. It occurs when water-soluble salts within the concrete migrate to the surface through capillary action and react with carbon dioxide in the air, forming calcium carbonate. This process is especially prevalent in pavers installed over concrete pads, as the underlying concrete can serve as a continuous source of moisture and soluble salts, perpetuating the efflorescence cycle.</p> <p>Even with the application of high-quality sealers like Trident Hurricane CAT 5, efflorescence can reappear if the underlying conditions persist. Sealing can minimize the appearance but cannot entirely prevent the reoccurrence if the source of moisture and salts remains active.</p> <p>Therefore, efflorescence reoccurrence, particularly on pavers installed over concrete pads, is excluded from this warranty</p> <p>To maintain the appearance of your sealed pavers:</p> <ul style="list-style-type: none"> • Promptly clean spills. • Avoid high-pressure washing. • Refrain from using bleach or acidic cleaners. • Maintain proper landscape edging and drainage. • Schedule an annual paver softwashing with Stallone's Pro Wash for optimal performance. 			

Subtotal \$6,700.15

Grand Total (\$) \$6,700.15

Accepted payment methods

Credit Card, Check, Cash, PayPal, Venmo, Consumer Financing

Message

PLEASE REVIEW AND COMPLETE PREP LIST DUTIES PRIOR TO SERVICE

Thank you for the opportunity to provide you this exterior cleaning estimate. I would be happy to have an opportunity to work with you and answer any questions you might have.

Terms

Thank you for considering Stallone's Pro Wash LLC! We're committed to delivering top-notch service and ensuring your satisfaction every step of the way. Here's a breakdown of our terms and conditions:

Agreement and Estimates:

By signing our contract, you're entering an agreement for the work to be done.

Please note that estimates are approximate and may vary depending on finalization or negotiation

Cancellations and Rescheduling:

If you need to cancel, reschedule, or reduce the scope of work please let us know within 24 hours. If any cancellations, rescheduling, scope reductions, or failure to follow our prep sheet occur within 24 hours of your scheduled service, a charge of 25% of the Estimate Total will apply.

Warranty and Liability:

Any guarantees or warranties are explicitly stated in writing on the estimate.

It is important to note that we are not liable for any leaks, water intrusion, ripped screens, fogged windows, or damage caused by defective construction, faulty window gaskets, missing siding flashing, caulk, or any other mechanical or structural defect. Similarly, we are not responsible for any paint, masonry, or caulk that is flaking or old and gets removed during the cleaning process. Additionally, we cannot be held accountable for paint failure or color changes to pigments caused by Sodium Hypochlorite. To ensure your satisfaction, please inform us if the exterior paint pigment may be affected by Sodium Hypochlorite, and we recommend consulting the paint manufacturer or obtaining color pigment information for clarity.

Preparation and Moving Fees:

Please move personal property to a safe area before service to avoid potential damage.

A flat moving fee of \$75 applies if furniture needs to be relocated during service.

Notification and Satisfaction:

Notify us within 48 hours of completion if you're unsatisfied or damage occurs.

Your prompt notification allows us to address any concerns or perform necessary touch-ups within 72 hours. If we are unable to rectify the situation to your satisfaction, we will deduct the portion of the work deemed unacceptable from your invoice. You will then be responsible for making immediate payment for the remaining work outlined in the contract.

Safety and Insurance:

Follow technician instructions for safety during service.

We maintain proper liability insurance, and certificates are available upon request.

Payment and Late Fees:

Payment should be made at the time of service. If you prefer to pay by check, kindly make the check payable to STALLONE'S PROWASH LLC

Late fees of \$25 and 18% interest apply to unpaid invoices after 5 days.

Payment Methods and Litigation:

We accept various payment methods and may initiate litigation for unpaid invoices.

Any cost changes will be communicated beforehand. In the event you do not pay and we have to initiate litigation to collect payment you agree to pay all costs and attorney's fees we incur to collect payment. Prior to any changes of cost, the client will be notified. If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to

provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way.

Consent and Marketing:

By agreeing to our services, you authorize us to perform the stated services on your property.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

Communication and Consent:

You consent to receive notifications regarding promotions or services via email or text.

If you have any questions about these terms, feel free to reach out.

2.



Kirks Power Pressure Washing

1036 Dunn Avenue | Jacksonville, Florida 32218
19044796404 | kirkspowerpressurewashing@gmail.com |
www.kirkspowerpressurewashing.com

RECIPIENT:

Villages of Westport CDD

6702 Sandle Drive
Jacksonville, Florida 32219

Quote #87

Sent on May 16, 2025

Total \$9,920.00

Product/Service	Description	Qty.	Unit Price	Total
Paver sealing	Clean, sand and seal pavers. Total square footage area 4960	1	\$9,920.00	\$9,920.00
	We're charging \$2 a square ft that puts the total to \$9920			

Total \$9,920.00

There will be a 30% down payment to start the job for the material.

This quote is valid for the next 30 days, after which values may be subject to change.

H.

1.

Estimate



2/11/2025

Aguilar's Plastering Inc
1519 Ida Street
Jacksonville, Florida, 32208
(904)-801-7147
aguilarsplasteringinc@gmail.com

Bill To

Howard McGaffney
904 386 0186
6702 Sandle Dr, Jacksonville, FL 32219
howard@flcspec.com

DESCRIPTION	QTY	TOTAL
1. Pressure was the club house from the outside.	1	
2. Painting the club house inside and outside including the inside rooms and doors.		
3. Use Loxon XP Sherwin Williams paint for ceilings and walls.		
4. For the doors use superpaint from Sherwin Williams.		
5. To paint the interior of the room use Sherwin Williams superpaint.		
6. Repair some stones that have fallen off the front of the decoration.		
7. Repairing rolling ceramics in the bathrooms and repair some damaged sealants inside the bathrooms.		



8. Paint soffit and gutters.		
------------------------------	--	--

- *Materials and labor included with 5 years of warranty in the areas repaired by Aguilar’s Plastering Inc.*

Amount	\$12,000.00
Total=	

\$12,000.00



2.

PROPOSAL

MCINTYRE STUCCO & PAINTING LLC

STUCCO AND PAINTING PROFESSIONALS

915 B 9TH AVENUE SOUTH

JACKSONVILLE BEACH , FLORIDA 32250

OFFICE 904 249-3049

MOBILE 904-386-8105

www.stuccojacksonville.com

DATE January 27, 2025

FILE FCS-DEVISTON-CLUB HOUSE

OWNER FLORIDA COMMUNITY SPECIALISTS

AC CGA NE

OB DEVISTON CLUB HOUSE PAINTING

ADDRESS 6702 SANDLE RD 904-386-0186 HOWARD FLCSPEC.COM

		QTY	PRICE	TOTAL
--	--	-----	-------	-------

TYPE EXTERIOR INTERIOR PAINT PRESSURE WAS

EXTERIOR PAINT WATERPROOFING

1 PRESSURE WASH EXTERIOR

2 STUCCO-1 PRIMER, 1 CT LONG P,
1 CT SUPER PAINT (FLAT/SATIN) FINISH

3 WOOD - 2CT SUPER PAINT

4 SOFFITS - 2 CT SW SUPER SATIN

5 ALL CAULKING AND PREP INCLUDED

1 \$6,500.00 \$6,500.00

WOOD REPAIRS

6 REPLACE FRONT WINDOW 14 WINDOW FILL WITH
HARDIE BOARD EQUAL

4 \$375.00 \$1,500.00

INTERIOR WALLS CEILINGS

7 WALLS - 2 CTS SATIN SW SUPER PAINT

8 CEILINGS - 2 CT SW FLAT CEILING PAINT

1 \$5,750.00 \$5,750.00

TOTAL \$170.00

YEAR WARRANTY

MCINTYRE STUCCO & PAINTING LLC

CUSTOMER

DATE

3.



Proposal

Date	Estimate #
5/19/2025	14280

1785 Lakeside Avenue

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

Proposal Prepared For:
Villages of Westport 6702 Sandle Dr Jacksonville, FL 32219 Howard@flcspec.com (904) 386-0186

P.O. No.	Project		
	Clubhouse Painting		
Description	Qty	Cost	Total
EXTERIOR PAINT AT AMENITY CENTER			
A. PAINT SCOPE AS FOLLOWS 1.Preparation prior to painting application *Pressure wash entire structure including all stucco, railings, soffit, gutters, crows nest, and down spouts *Scrape and remove loose and bubbled paint from walls *Remove and replace any damaged or cracked sealant's as needed with DOWSIL CPS A.1 Walls *Apply 1 coat of SW Loxon Conditioner all cement walls/trim *Apply 1 coat SW Latitude to all cement walls/trim A.2 Soffit/Fascia/Ceiling *Apply 1 coat SW Latitude to all Wooden surfaces* A.3 Doors * Apply 1 coat of SW Multi-Surface Acrylic to Doors* Wall coatings 10 YEAR SHERWIN WILLIAMS WARRANTY		17,232.00	17,232.00
B. Decorative window Trim *Remove and replace decorative window boards with hardie siding to match existing *Due to the unknown nature of the condition of the substrate behind the decorative window trim, FCC cannot guarantee a watertight seal*		1,850.00	1,850.00
General Conditions: Waste, Supervision, Access, Safety, Walkway Protection		2,200.00	2,200.00
Total			

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____

Owner Signature: _____ Date: ____/____/____



Proposal

Date	Estimate #
5/19/2025	14280

1785 Lakeside Avenue

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

Proposal Prepared For:
Villages of Westport 6702 Sandle Dr Jacksonville, FL 32219 Howard@flcspec.com (904) 386-0186

P.O. No.	Project		
	Clubhouse Painting		
Description	Qty	Cost	Total
Bid Qualifications: *Foot track to area to be limited during working hours, if work is halted by residents a change order will be issued for lost time* *Owner to provide water and power for work site *All landscaping and hardscape's regardless if effected by construction to be repaired / replaced by owner and is not included in bid *Owner understand some debris may enter pool *All exterior lighting on the soffits must be removed prior to FCC starting and is not included in the proposal, if the owner elects not to remove the lighting FCC will tape off the light and spray all of the hardware to match the soffit color. If the lighting is damaged, FCC will not be responsible* *Painting of the fascia is only included on the front and side gables* *Painting of the fasciaboard behind the gutters is limited to as much as a brush will allow, removing the gutters is not included and may be required to achieve and seamless look			
Total			\$21,282.00

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____
Owner Signature: _____ Date: ____/____/____

SEVENTH ORDER OF BUSINESS

AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement (“**Agreement**”) is made and entered into this 21st day of July, 2025 (“**Effective Date**”), by and between

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

GOVERNMENTAL MANAGEMENT SERVICES L.L.C. a Florida limited liability company, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**Manager**” or “**GMS**” or “**GMS-NF**,” together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by ordinance adopted in Duval County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Manager previously entered into that certain District Management Services Agreement dated September 19, 2023 (the “**Prior Agreement**”), under which Manager provided certain management services to the District; and

WHEREAS, the Parties desire that this Agreement supersede and replace the Prior Agreement in its entirety, such that the Prior Agreement shall be of no further force or effect as of the Effective Date of this Agreement; and

WHEREAS, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

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

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

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

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month, subject to annual review and adjustment as evidenced by the annual budget (“**Annual Budget**”) approved by the Board of Supervisors of the District (“**Board**”). All invoices are due and payable when received.

C. The initial term of this Agreement commences on the Effective Date, and continues until September 30, 2026, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District’s percentage of fault if the District is adjudged to be at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless of the allocation of fault between the parties.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive

of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

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

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by electronic mail with read receipt requested AND either certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** Villages Of Westport Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson

With a copy to: Villages Of Westport Community Development District
c/o Kilinski | Van Wyk PLLC

517 East College Avenue
Tallahassee, FL 32301
Attn: Jennifer Kilinski, District Counsel
Jennifer@cddlattorneys.com

B. If to Manager: Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With copies to: Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Managing Partner, Jim Oliver
JOliver@gmsnf.com

Governmental Management Services L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmsnf.com

Governmental Management Services L.L.C.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United

States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. ACKNOWLEDGEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

SECTION 14. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. The Parties hereby acknowledge that the Prior Agreement is terminated and replaced in its entirety by the execution of this Agreement.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services and for a period of two (2) years following the termination of this Agreement with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000

Automobile Liability (if applicable) * \$1,000,000
Bodily Injury and Property Damage
Covering owned, non-owned, and hired
vehicles

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 288-7667, INFO@GMSNF.COM WITH A COPY TO JOLIVER@GMSNF.COM AND DLAUGHLIN@GMSNF.COM,

**475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA
32092.**

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 22. SCRUTINIZED COMPANIES STATEMENT. Manager certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Terrorism Sectors List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Manager is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager certifies, by acceptance of this Agreement, that neither it, its principals, nor its subcontractors utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and Manager shall ensure ongoing compliance throughout the term of this Agreement. Manager shall execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(13), *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Print: _____

Print Name

Its: _____

Chairperson/Vice Chairperson,
Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES L.L.C.**

Witness

By: _____

Print: _____

Print Name of Witness

Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees
- Exhibit C:** Certificate of Insurance
- Exhibit D:** Anti-Human Trafficking Affidavit

EXHIBIT A
SCOPE OF SERVICES

**GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING
SERVICES**

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.
- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain “Record of Proceedings” for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida’s public records laws.

District Operations

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District’s public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.
- On or before October 1st of every year, the Manager will prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - File name and location of the Registered Agent and Office location annually with Department of Community Affairs and the County.
 - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 - Provide the regular meeting schedule of the Board to County.
 - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - Transmit Public Facilities Report and related updates to appropriate agencies.
 - Prepare and file annual public depositor report.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.
- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.
- The Manager will oversee District's capital and general fund accounts.
- The Manager will recommend and implement investment policies and procedures pursuant to State law and provide Cash Management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.
- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.
- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- The Manager will oversee and implement bond issue-related compliance, i.e., coordination of annual arbitrage report, transmittal of the annual audit and budget to the trustee, transmittal of the annual audit to bondholders and underwriters, annual/quarterly disclosure

Website/Email Blast

Website and email blast services as defined in the Amenity and/or District rules;

Pool/Deck Monitors

Pool/Deck Monitor shall provide customer service and safety monitoring on the pool deck. This position does not require lifeguard certification. The Monitor shall maintain appropriate safety certifications as required by Florida law.

- Enforce CDD Amenity Center Policies, including Resident and Resident Guest usage only, and verifying the Guest Limit Policy
- Closing and clearing the Pool for weather or mechanical failure
- Check Pool Chemicals and Keep Pool Chemical Log
- Straighten Pool Deck Furniture
- Pick up and dispose of any trash on the Pool Deck

- Change Pool Deck Trash Cans and replace Trash Bags
- Light janitorial in restrooms and restocking paper products

FINANCIAL SERVICES

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.
- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. DISTRICT MANAGEMENT SERVICES:

Services Description	Fiscal Year 2025 Annual Fees **	Fiscal Year 2026 GMS Fees ***
Management, Administrative, Financial & Revenue Collection, and Accounting Services: <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus reimbursables) This Agreement includes five (5) regular meetings per fiscal year. Additional meetings will be billed at the rates specified under "Extended or Extra Board Meetings." 	\$40,903	\$43,362
Assessment Administration: <ul style="list-style-type: none"> (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) One-time Annual Fee charged when the annual assessment is certified. 	\$5,000	\$5,300
Dissemination Agent Services: <ul style="list-style-type: none"> Annual Fee for 1st Bond Issuance (\$1,000 for each additional series of Bonds) 	\$3,000	\$3,180
Information Technology Fees & Annual Website Maintenance: <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (Does not include the cost of creation of an ADA-Compliant website, if applicable. No Overage fees due to the number of pages stored by GMS.) 	\$3,000	\$3,180
GMS Fees	\$51,093	\$55,022

2. AMENITY MANAGEMENT SERVICES:

Services Description	Fiscal Year 2025 Annual Fees **	Fiscal Year 2026 GMS Fees ***
Seasonal Facility / Pool Attendant: <ul style="list-style-type: none"> The Facility Attendant position is an on-site part-time position. Work Schedule: <ul style="list-style-type: none"> 8 Hours A Day – 7 Days A Week Seasonal Work Calendar: <ul style="list-style-type: none"> One Week In March Aligned With The Spring Break School Calendar Memorial Day to Labor Day Any expenditures exceeding the annual adopted budget must receive prior written approval from the Board of Supervisors. Such approval shall be documented in the District's records. <ul style="list-style-type: none"> Incremental services available at \$45.00 / hour. The District will be charged for Actual Hours in the Monthly invoice. 	\$40,000	\$40,000
GMS Fees	\$40,000	\$40,000

3. OTHER FEES SCHEDULE:

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS	Actual Cost
Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00 / Month

Item Additional Services Available:	Cost Cost
Other Services ** <ul style="list-style-type: none"> New Bond Issuance Cost (per bond issue) Refinance Bond Issuance Cost (per bond issue) Debt Service Assessment Methodology Preparation SERC Preparation & Assistance w/ Petition Prepaid Estoppel Letter – One Lot Prepaid Estoppel Letter – Multiple Lots Prepaid Estoppel Letter – Partial Payoffs Annual Construction Accounting Fee (while active) 	<p>\$25,000</p> <p>\$15,000</p> <p>\$20,000</p> <p>\$5,000</p> <p>\$100</p> <p>\$250</p> <p>\$500</p> <p>\$2,500</p>
One-Time Conversion Fee: <ul style="list-style-type: none"> To Recreate Historical Accounting And Administrative Records Needed For The Transition 	<p>Included</p>
Extended or Extra Board Meetings: <ul style="list-style-type: none"> For any meeting exceeding three (3) hours in duration or any additional meetings beyond those specified in Exhibit "B", District shall be charged an overage fee of \$250 per hour, with partial hours rounded up to the nearest full hour. 	<p>\$250/hr.</p>
Standard Hourly Rates: <ul style="list-style-type: none"> The Hourly rate for the District Manager is \$175/Hour. The Hourly rate for the District Accountant is \$125/Hour. The Hourly rate for the District Administrative Assistant is \$80/Hour. 	<p>As Defined</p>

Item	Cost
<p>Out-of-Pocket Reimbursable Expenses</p> <ul style="list-style-type: none"> All reimbursable expenses shall be itemized with supporting documentation and submitted with monthly invoices for District review and approval. Reimbursement shall be limited to actual, reasonable, and necessary expenses incurred in performance of services. 	<p>At GMS Standard Rate or Costs</p>
<p>Public Records Requests:</p> <ul style="list-style-type: none"> Public Records requests will be charged to the requestor in accordance with Florida Statute Chapter 119 and other applicable laws. The District shall reimburse GMS-NF for such costs at the same rate charged to the requestor, provided such charges comply with applicable law. 	<p>As Defined</p>
<p>Additional Services:</p> <ul style="list-style-type: none"> Any additional services not specifically enumerated in Exhibit "B" shall require prior written approval from the District. Such services shall be provided either (i) at a flat rate agreed upon in advance or (ii) at the hourly rates specified herein, as mutually agreed upon by the parties in writing before work commences. 	<p>To Be Negotiated</p>
<p>** For Fiscal Year 2025, with dates effective October 1, 2024, through September 30, 2025.</p> <p>*** For Fiscal Year 2026, with dates effective October 1, 2025, through September 30, 2026.</p>	
<p>Miscellaneous Fees shall be reviewed by GMS annually, and an itemized statement of all miscellaneous fees and units consumed shall be included in the monthly invoice and presented to the Board of Supervisors for approval as part of the Agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches.</p>	

EXHIBIT C
CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220 INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763	CONTACT NAME: Holly Howe PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td><td style="text-align: center;">NAIC #</td></tr><tr><td>INSURER A : Northfield Insurance Company</td><td></td></tr><tr><td>INSURER B : The Princeton Excess and Surplus Lines Ins Co</td><td></td></tr><tr><td>INSURER C : Great American Insurance Company</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Northfield Insurance Company		INSURER B : The Princeton Excess and Surplus Lines Ins Co		INSURER C : Great American Insurance Company		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Northfield Insurance Company															
INSURER B : The Princeton Excess and Surplus Lines Ins Co															
INSURER C : Great American Insurance Company															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			WS626221	10/01/2024	10/01/2025	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 3,000,000
								\$
								\$
								\$
								\$
B	UMBRELLA LIAB			82A3FF0004857-00	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	\$
	<input checked="" type="checkbox"/> EXCESS LIAB						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> CLAIMS-MADE						BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
								\$
								\$
								\$
								\$
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			EPLE044783	12/20/2024	12/20/2025	EACH OCCURRENCE	\$ 1,000,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	N / A				AGGREGATE	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							\$
							WC STATU-TORY LIMITS	\$
							OTH-ER	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
							Each Claim	\$1,000,000
							Aggregate	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate holder, Villages of Westport, the district, its staff, consultants and supervisors are additional insureds with respect to the general liability when required by written contract.

CERTIFICATE HOLDER Villages of Westport 475 West Town Place Ste 114 St Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <ME>
--	---

© 1988-2010 ACORD CORPORATION. All rights reserved.

ACORD 25 (2010/05)

The ACORD name and logo are registered marks of ACORD




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

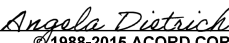
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Angela Dietrich	FAX (A/C No.): 904-425-4049	
	PHONE (A/C No. Ext.): 904-425-4054	E-MAIL ADDRESS: Angela@EdieWilliams.com	
INSURED Governmental Management Services LLC 1001 Bradford Way Kingston, TN 37763	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : State Farm Mutual Automobile Insurance Company		25178
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	E13 2052-A07-59	03/23/2025	09/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Villages of Westport CDD 475 West Town Place, Suite 114 St. Augustine, Florida 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

©1988-2015 ACORD CORPORATION. All rights reserved.

1001486 132849,12 03-16-2016



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Vicky Zelen PHONE (A/C No. Ext): (904) 262-8080 FAX (A/C No.): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com	
INSURED Riverside Management Services, Inc. 50 Ellis Street, Suite 208 Saint Augustine, FL 32095	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Northfield Insurance Company	
	INSURER B: Bridgefield Casualty Insurance Company	
	INSURER C: Hartford Fire Insurance Company	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		WS626257	10/24/2024	10/24/2025	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 3,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 3,000,000
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		196-23349	10/16/2024	10/16/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	E.L. EACH ACCIDENT \$ 1,000,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
		E.L. DISEASE - POLICY LIMIT \$ 1,000,000				
C	Crime		21TP0343213-24	11/04/2024	11/04/2025	Employee theft on Client's Premises \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, Villages of Westport, the district, its staff, consultants and supervisors are additional insureds with respect to the general liability when required by written contract.

CERTIFICATE HOLDER	CANCELLATION
Villages of Westport 475 West Town Place Ste 114 St Augustine, FL 32092	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER  Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	CONTACT NAME: Angela Dietrich PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Angela@EdieWilliams.com
INSURED Riverside Management Services, Inc. 475 West Town Place Suite 114 St. Augustine, FL 32092	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company NAIC # 25178 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	K54 9212-A22-59	03/23/2025	09/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Villages of Westport CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.

1001486 132849,12 03-16-2016

EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Kelly Adams, as Director of Human Resources, on behalf of Governmental Management Services, LLC (the "Manager"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Manager: Governmental Management Services, LLC

By: Kelly Adams

Name: Kelly Adams

Title Director of Human Resources:

Date: 12/6/2024

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Roane

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by
Amanda Jones, as _____, of _____, who is ☒
personally known to me or ☐ who produced _____ as identification this 6 day of
December, 2024.

(Notary Seal)

Amanda Jones
Notary Public

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Kelly Adams, as Director of Human Resources, on behalf of Riverside Management Services Inc (the "Manager"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Manager: Riverside Management Services, Inc

By: Kelly Adams

Name: Kelly Adams

Title Director of Human Resources:

Date: 12/6/2024

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Roane

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by
Amanda Jones as _____, of _____, who is ☒
personally known to me or ☐ who produced _____ as identification this 6 day of
December, 2024.

(Notary Seal)

Amanda Jones
Notary Public

TENTH ORDER OF BUSINESS

A.

1.



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
CELL (904) 318-6877

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 255-3434
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Sarah Sweeting
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Dear Sarah,

The information you requested on April 5, 2025, appears below:

Villages of Westport Community Development District- 1132 Registered Voters as of 4/15/2025

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302.

Sincerely,

Cierra Fackler
Director of Candidates and Records

3.

**BOARD OF SUPERVISORS MEETING DATES
VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2024-2025**

The Board of Supervisors of the Villages of Westport Community Development District will hold their regular meetings for Fiscal Year 2026 at 5:30 p.m. at the *at the* **Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218** on the third Monday of each month as follows or otherwise noted:

October 20, 2025

January 19, 2026

April 20, 2026

July 20, 2026

C.



July 21, 2025, Meeting	Operations Report
Operations Manager	Howard “Mac” McGaffney
Community	Villages of Westport CDD
Date	07/10/2025
Completed Work Orders this Report	98

May: 6 Non-Repeating Work Orders completed-Work Order Report sent to Board

- Conducted all required vendor inspections and completed scorecards
- Ordered drinking fountain replacement filter
- Poolsure completed the installation of the pool chemical controller equipment
- Met with Brightview, Solitude, PoolSure, CBUSS, Vector Security, LGI Project Manager
- Oversaw Pool Resurface Project
- Monitored Burglar Alarm activity.
- Conducted after hours (night) inspection of Amenity Center/Entrance Lighting.
- Several Resident Relations, Phone Calls
- Provided weekly updates to the Board
- Provided monthly work order reports to the Board
- Issued access card

June: 9 Non-Repeating Work Orders completed-Work Order Report sent to Board

- Conducted all required vendor inspections and completed scorecards
- Provided weekly updates to the Board
- Provided monthly work order reports to the Board
- Oversaw Parking Lot Paving Project
- Several Resident Relations, Phone Calls
- Monitored Burglar Alarm activity.
- Met with Brightview, Solitude, CBUSS, Beaches Electric, Vector Security, LGI project manager
- Poolsure Chemicals were delivered
- Replaced Basketball Nets (2nd time in 9 months). Rims/Backboards need replaced.
- Pool Lounges were restrapped and returned.
- Issued access cards
- Worked on the July 4th holiday, spot checking amenities

VENDOR MANAGEMENT

BRIGHTVIEW: January’s Operations Report outlined issues with scope of work, service areas, and irrigation work needing to be performed including monthly wet checks. Brightview has made great progress in all areas:

- Communications have improved since the new account manager was appointed.
- **Irrigation: Overall, there was an increase in water usage after the landscape enhancement project.**
 - Devinston: There were a few repairs that were needed and addressed quickly.
 - Keniston: Most of the irrigation repairs have been completed, with burying 2-wire left to be done.
 - Creston: Most of the irrigation repairs have been completed, with burying 2-wire left to be done.
 - Westport Landings: Increased water usage, monitoring.

- **Lawn Maintenance and Detail Services:** Brightview is performing well. There are times when weather and very wet areas have hindered the ability to do certain things, but they are quick to get back and handle it. They are going to be installing more mulch, per my weekly update.

SOLITUDE: Overall, Solitude is performing well, communicating effectively and taking the initiative to treat several ponds proactively. Rains have helped increase the pond levels and they should be able to start using the boat again as they stopped when the levels were low because they were unable to launch the boat.

VECTOR SECURITY: Overall Vector Security is very responsive to the ever-changing security needs of the District.

OTHER UPDATES:

- **Getting pricing on future capital projects:**
 - **Painting metal infrastructure around amenity center**
 - **Basketball court resurfacing project to include new basketball goals, regrading, fence repairs**
 - **Barrier Wall sealing and painting**
 - **New A/C for Fitness Center**
 - **Drinking Fountain by Pavilion**
 - **Power outlet by Pavilion**
 - **Annual Mulch Proposals for FY 2026 (mulch is needed every year)**
 - **Sod replacement between sidewalk and pond 12 in Westport Landings**
 - **Brightview amendment to maintain additional areas beginning 10/01/2026**
 - **Pressure Washing once a year at Amenity Center, Sidewalks**
 - **Mill, Asphalt Resurfacing Parking Lot. A few years away, but getting pricing for budgeting**
- **Painting:** FCC is set to begin repairing, sealing and painting the island monuments for Keniston, Creston and Devinston.
- Recommend approving all the landscape enhancement project and other proposals in the agenda
- Recommend approving the purchase of (3) new picnic tables, made of recycled material NTE \$6,000

THIRTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Monday, April 28, 2025 at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett	Chairperson
Anina Guyton <i>by Zoom</i>	Vice Chairperson
Alice Sanford <i>by Zoom</i>	Supervisor
Godfrey Story	Supervisor
Carl Hawkins	Supervisor

Also present:

Darrin Mossing	District Manager
Chris Loy	District Counsel
Howard McGaffney	FCS
Kevin Drawdy <i>by Zoom</i>	Vector Security
Erica Graham <i>by Zoom</i>	Flock Security

The following is a summary of the actions taken at the April 28, 2025 Regular Meeting of the Board of Supervisors of the Villages of Westport Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 5:30 p.m. and called roll. Three Supervisors were present in person in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments *(regarding agenda items below)*

Mr. Mossing opened the public comment period for agenda items only. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Closed Session

The Board entered into the closed session at 5:35 p.m.

A. Vector Presentation and Recommendations Regarding Security System

B. Presentation of Flock Security for License Plate Reader

C. Phinnessee Guard Services to Provide Security Services for Pool Resurface Project

The Board exited the closed session at 6:20 p.m. Mr. Loy noted the meeting is back open to the public and members of the public can come back into the room.

Mr. Mossing stated they are looking for a motion to ratify the proposal from Phinnessee Guard Services to provide security for the pool resurface project.

On MOTION by Mr. Story, seconded by Mr. Hawkins, with all in favor, the Proposal, from Phinnessee Guard Services to provide Security for Pool Resurface Project was approved.

FOURTH ORDER OF BUSINESS

Discussion Items:

A. Suspension Letters

Mr. Mossing stated there were two suspension letters sent out in February and suspended residents amenity access cards were turned off. He added the typical period for cards to be turned off was three months and asked if the Board would like to reactivate their cards.

Ms. Sanford stated one of the households cards was not suspended and they have been using it at the amenities. Mr. Hawkins stated they had talked to the family prior.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, Reactivating Amenity Cards for 1200 Glimmer Way and 12469 Weeping Branch Circle, was approved.

B. Discussion of Meeting Dates for the Remainder of Fiscal Year 2025

Mr. Mossing stated he will be handing off his District manager position to someone else and he has a conflict with the schedule the District currently has. Mr. Mossing asked to move the meetings to the third Monday of each month at the same time. The next meeting will be on July 21, 2025.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Meeting Dates for the Remainder of FY25, were approved.

C. Amenity Center Access Requirements (form of ID)

Mr. Mossing stated their policy has been if the person has a working access card to let them in, unless they are obviously underage. He asked the Board if they would like to change the policy to require an ID.

Mr. Hawkins stated they would have nothing to compare the ID to if they were to add this to their policy. Mr. Story added if they have their pool key, that should be enough.

Ms. Sanford stated there was an incident at the pool where kids jumped the fence to the pool and JSO did not make them leave because one of the kids said they lived in the neighborhood with their uncle. She added if the key does not have a picture, JSO will not make them leave.

Mr. McGaffney stated the reason the question was brought up was because it can be difficult to tell if someone is above the age of 18.

Ms. Sanford asked if they could use IDs for age verification purposes. Mr. Mossing stated this was already in the policy.

FIFTH ORDER OF BUSINESS

Approval of Bank Account with Truist Bank to Establish Capital Reserve Fund

Mr. Mossing stated the District is looking to start a Capital Reserve Fund and move funds into it. He added their current bank is not local and when they need something from the bank, it must be mailed. Having the Capital Reserve Fund in Truist Bank will allow the bank to be local and easily accessible.

On MOTION by Ms. Scarlett, seconded by Mr. Story, with all in favor, the Bank Account with Truist Bank to Establish Capital Reserve Fund, was approved.

SIXTH ORDER OF BUSINESS

Approval to Open Account with the State Board of Administration, Resolution 2025-02

Mr. Mossing stated the State Board of Administration is an investment account that earns 4% and is for local governments.

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, Resolution 2025-02, Opening an Account with the State Board of Administration, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals:****A. Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year 2024**

Mr. Mossing presented the proposal from Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for FY24. He stated they are their current auditors, and their fee is the same as FY23 with no increase. He asked for a motion to approve.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Proposal from Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for FY24, was approved.

B. Florida Community Specialists Letter

Mr. McGaffney presented the Florida Community Specialists Letter to the Board. He stated they are trying to fit this into the Board's budget, needs and wants. He noted he and Mr. Mossing have been working together to fix everything, and if there is a large problem to address, they will work with the Chair. He added the last problem they had to include the Chair on was Sea Infiltration Unit, which he saw sand getting into the pool and will be completed soon. He noted he sees the value he can bring in with his resources to help the community and would like to switch to a vendor contract. The work he will be doing will be the same.

Ms. Scarlett stated it was unfortunate that he felt like he needed to go this route because he has been doing good work since he has been there.

Mr. McGaffney stated the new total will be \$32,000 and they will be billed hourly. Mr. Mossing stated Field Operations will be \$24,000, Janitorial will be \$8,000, and Maintenance will be \$50 per hour with no minimum hours. Mr. McGaffney stated he is asking to remove the limit on the minimum hours.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, Amending the Florida Community Specialists Contract, was approved.

C. C Buss for Swimming Pool Maintenance Contract

Mr. Mossing asked for a motion to approve the C Buss contract for pool maintenance.

On MOTION by Ms. Scarlett, seconded by Mr. Story, with all in favor, the Swimming Pool Maintenance Contract from C Buss, was approved.

EIGHTH ORDER OF BUSINESS

Review of Contract with Florida Community Specialist

Mr. Mossing stated this is to remove the minimum hours from the contract.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, Removing the Minimum Hours, was approved.

NINTH ORDER OF BUSINESS

Ratification of Proposal from C Buss for Sand Filtration

Mr. McGaffney presented the proposal from C Buss for Sand Filtration for \$10,425.90. He stated every five years the sand needs to be emptied out. He noted the unit the District has is no longer being made, however CES carries replacement parts. Once the parts come in, they will have to shut the pool down for a day for installation. He noted this was approved by the Chair.

On MOTION by Ms. Scarlett, seconded by Mr. Story, with all in favor, the Proposal from C Buss for Sand Filtration, was ratified.

TENTH ORDER OF BUSINESS

Community Projects for Board Consideration

A. Repair, Seal and Paint Entryway Monuments

- **Florida Certified Contractors**
- **McIntyre Stucco & Painting**
- **Aguilar's Plastering**

Mr. McGaffney presented the proposals to repair, seal, and paint the entryway monuments. He stated he has worked with Florida Certified Contractors before and they perform great work. He noted Aguilar's Plastering's proposal is cheaper, however they have not seen great work out of that company. He noted that McIntyre added a fourth monument, which would be the main monument, but he does not believe their pricing would be enough to fix the entire monument. He noted if the Board wishes to choose McIntyre, he can take the fourth monument off of the contract.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Proposal from Florida Certified Contractors to Repair, Seal, and Paint the Entryway Monuments for \$7,980, was approved.

B. Pond 6-Keniston, 1x Brush Cut

- **A.L. Dirtworks**
- **North Florida Underground Utl.**
- **Bachmann's Landscaping**

Mr. McGaffney presented the proposals for Pond 6- Keniston, 1x Brush Cut. He stated at one time the pond was mowed, however it grew back. He suggested going with the cheapest option, A.L. Dirtworks. He noted Brightview did not give him a proposal, but they will maintain it once it is mowed. He is unsure if Brightview will increase their price to maintain the pond.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Proposal from A.L. Dirtworks for \$1,650, was approved.

C. Brightview – Community Monument Bed Enhancements – Perennials

Mr. McGaffney the proposal from Brightview for Perennials. He stated he would like Brightview to do this work to allow for warranty on the plants.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Proposal from Brightview for \$9,181.77, was approved.

D. Brightview – Amenity Center Landscape Enhancements

- **Privacy Hedge**

Mr. McGaffney presented the proposal from Brightview to add a privacy hedge for \$4,359.80. He stated he walked the area with Brightview and they determined they want the area that is there to stop being trimmed to allow the bush to grow. This proposal will get the bush ready to plant.

Ms. Sanford stated she would like to resod the field because there is a bunch of different grasses in one area. Mr. McGaffney stated this will have to wait until they receive more rain.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Proposal from Brightview to add a privacy Hedge for \$4,359.80, was approved.

• **Amenity Center Bed Enhancements – Perennials**

Mr. McGaffney presented the proposal from Brightview for perennials for \$4,110.67. He stated this will clean out the dead plants and add new perennials.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Proposal from Brightview for Perennials, was approved.

E. Picnic Tables – (2) Replacements, (1) Additional/New Request NTE \$6,000 (made from recycled materials)

Mr. McGaffney stated he will defer this because he is going to pressure wash the tables first. He noted the tables were rusting and he will try to find a paint to cover up the bad areas.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposed Communication and Board Direction Policy

Mr. Mossing stated there is a lot of communication happening in between the meetings. He added when this happens, they typically contact the Chair for assistance. Ms. Scarlett stated they need to have clear communications with management.

On MOTION by Ms. Scarlett, seconded by Mr. Story, with all in favor, the Proposed Communication and Board Direction Policy, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt

Mr. Mossing presented the resolution on page 53 of the agenda package. He stated the public hearing date will be on July 21, 2025. He noted the Board can change the budget before they adopt, however it cannot be increased. He added there were no increases of the budget for this year.

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, Resolution 2025-03, the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing Date on July 21, 2025 for Adoption, was approved.

THIRTEENTH ORDER OF BUSINESS Brightview Update

Mr. McGaffney stated he speaks with Brightview multiple times a week and they are performing irrigation throughout the week. He noted there was still a number of irrigation repairs that need to be completed by Creston and Braddock. He added Creston was added on to the Keniston timer and there has been some disruption due to the distance. They will now add a new line down Creston help these issues. Mr. McGaffney stated he will get proposals for that and run it by the chair.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Manager

Mr. Mossing had nothing additional to report.

B. Attorney

Mr. Loy reminded the Board to complete the four hours of required ethics training by the end of the year.

C. Operation Manager – Report

Mr. McGaffney asked if they would like to keep the operating hours from 7:00 a.m. to 7:00 p.m. He noted there have been complaints on the hours.

Ms. Scarlett stated she thinks they should have seasonal adjustments because the days are longer in the summer.

The Board decided to extend the hours to 7:00 a.m. to 8:00 p.m. for the summer.

Mr. McGaffney asked to bring an amendment to the policy next meeting to allow for verbal warnings to residents. Mr. Loy stated they did not need a formal change if the Board agrees to allowing verbal warnings.

FIFTEENTH ORDER OF BUSINESS Supervisor's Request

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Public Comments

Kendall Walker (resident) stated he had an altercation with a kid driving a motorcycle in the neighborhood and believes it to be dangerous. The Board stated this would be a JSO issue.

Resident asked to change the letters on the entry sign to make the words visible as you drive into the neighborhood.

SEVENTEENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the January 27, 2025 Meeting

Mr. Mossing asked for any questions on the consent agenda. Mr. Story stated at the January meeting five supervisors were present, the fifth order of business needs to reflect the approval of the motion and in the suspension letter, the minutes need to reflect the suspension will end three months after the letter was sent.

B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2025

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Consent Agenda, was approved.
--

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 21, 2025 @ 5:30 p.m. @ Highlands Regional Library

Mr. Mossing stated the next scheduled meeting is April 28, 2025 @ 5:30 p.m. at the Highlands Regional Library.

NINETEENTH ORDER OF BUSINESS Adjournment

Mr. Mossing adjourned the meeting.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

1.

**FIRST AMENDMENT TO AGREEMENT BETWEEN VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT AND FLORIDA COMMUNITY
SPECIALISTS, LLC, FOR AMENITY AND FIELD MANAGEMENT SERVICES**

THIS FIRST AMENDMENT (“Amendment”) is made effective the 1st day of May 2025, by and between:

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, with an address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, FL 32092 (the “**District**”); and

FCS MANAGEMENT GROUP, LLC, a Florida limited liability company, with a mailing address of 162 S. Prairie Lakes Dr., St. Augustine, FL 32084 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and Contractor, formerly known as Florida Community Specialists, LLC, previously entered into that certain *Agreement Between Villages of Westport Community Development District and Florida Community Specialists, LLC, for Amenity and Field Management Services* (the “**Master Agreement**” and along with this Amendment, the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 16 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to: (a) reduce Contractor’s services provided to the District outlined in the Amenity Management Scope of Services attached as Exhibit A to the Master Agreement, (b) revise the Amenity Management Services Fee Schedule attached as Exhibit B to the Master Agreement to reflect the reduction in services, and (c) amend the compensation as it relates to the same; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

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

SECTION 2. AMENDMENT OF AGREEMENT. Pursuant to Section 16 of the Master Agreement, the District and Contractor agree to amend the Agreement in the following manner:

A. The Amenity Management Scope of Services set forth in Exhibit A of the Master Agreement is deleted and replaced with **Exhibit A** attached hereto.

B. The Amenity Management Services Fee Schedule set forth in Exhibit B of the Master Agreement is deleted and replaced with **Exhibit B** attached hereto.

C. The annual compensation set forth in Paragraph 4 of the Master Agreement is hereby reduced to **Thirty-Two Thousand Dollars and 00/100 Cents (\$32,000.00)**, payable in equal monthly installments, as set forth in the table attached hereto as Exhibit B.

D. If any general maintenance work is performed at any of the District's Amenities by the Contractor, Contractor shall perform such work based on an hourly rate of **Fifty Dollars and No Cents (\$50.00)** per hour. Alternatively, Contractor may hire a subcontractor to perform repairs and maintenance work in accordance with the *Villages of Westport Community Development District Policy Relating to Spending Authority and Procurement of Good and Services* adopted by the Board and attached hereto as **Exhibit C**.

E. All references to Florida Community Specialists, LLC or FCS in the Agreement shall be deemed to refer to FCS Management Group, LLC.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective on the day and year first written above.

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:



210892AB1C054EA
Chairperson, Board of Supervisors

FCS MANAGEMENT GROUP, LLC

Signed by:



3BEFBA345784496
Print Name: Howard McGaffney

Title: President

- Exhibit A:** Revised Amenity Management Scope of Services
Exhibit B: Revised Management Services Fee Schedule
Exhibit C: *Villages of Westport Community Development District Policy Relating to
Spending Authority and Procurement of Good and Services*

Exhibit A:

Revise Amenity Management Scope of Services

1) Amenity Operations:

- a) Manage access card system which includes issuing new cards, replacing lost or damaged cards;
- b) Manage facility rentals which includes reservations, waivers, collection of funds, etc.;
- c) Maintain and operate security camera system;
- d) Order supplies for Amenity Center as needed;
- e) Reconcile debit card purchases with receipts;
- f) Schedule and conduct special events as directed by Board of Supervisors;
- g) Provide information for annual budget;
- h) Build and retain relationships daily with all residents, families and guests while aiding their safety and enjoyment of the entire facility.
- i) Provide consistent and thorough communication to residents via phone, e-mail, e-blast, message board, and face-to-face interaction.
- j) Enforce policies related to the onsite operations of the District. Anticipate and report potential changes. Recommend possible solutions. Implement final directives.
- k) Attempt to resolve or redirect all District related issues on behalf of the residents.
- l) Provide professional interaction and coordination with other outside entities such as property management, access control, and security services and provide contract administration services for the same.
- m) Assist in the District budgeting process, including preparing recreational budget assumptions.
- n) Monitor the amenity facilities and equipment for safe conditions and usage; take appropriate and necessary actions to correct any unsafe conditions as quickly as able; and make any safety/security recommendations to the District Manager and/or Board.
- o) Coordinate and communicate with the Board, District staff and others.
- p) Attend all Board meetings as requested by the District Manager.

2) Field Operations

- a) Provide oversight of all District common grounds and assets.
- b) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets.
- c) Create a detailed scope of work for projects requiring additional contractors. Work with and present to the Board when appropriate. Secure cost estimates and initiate work.
- d) Administer contract execution/compliance by all District maintenance contractors such as the landscape service provider, lake maintenance provider, etc.
- e) Implement all policies and procedures established by the District as they relate to the day-to-day maintenance and upkeep of the District. The individual shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible.
- f) Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action, when necessary, for the safety and security of the district.
- g) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
- h) Assist in negotiating, purchasing and bidding on contracted services.
- i) Assess property damage, neglect and/or depreciation and estimate costs associated with repair and/or replacement.
- j) Assist District management in monitoring annual maintenance budget.

- k) Provide financial oversight and make recommendations accordingly.

- l) Train/supervise the contractor's staff and maintenance team, if applicable; be responsible for all work performed by the contractor's staff.
- m) Oversee common area landscape maintenance provider's performance through weekly meetings and a weekly "drive-through" of District. Communicate issues with vendors using email and phone calls to assist in documenting and monitoring problem-resolution. Work with provider's management team to ensure compliance with contractual requirements, as well as to make necessary corrections to performance deficiencies. Work with landscape architect as needed.
- n) Send weekly updates to the Board and Staff, providing informative summary of the onsite operations.
- o) Send monthly work order reports to the Board and Staff, which will summarize the work performed for the month.
- p) Document weekly and monthly reports with photos.
- q) Meet once a month with Lake Maintenance Contractor and Landscape Maintenance Contractor to ensure contract compliance, complete monthly scorecard, and communicate issues.
- r) Conduct in-person monitoring of monthly irrigation checks by Landscape Maintenance Contractor.
- s) Oversee performance of Lake Maintenance Contractor to ensure that debris does not collect and/or is removed from outfall structures in order to prevent flooding problems.
- t) Implement District-approved capital projects and make recommendations for future needs. Contractor shall obtain a minimum three (3) bids (when practicable) on any recommended capital improvements. Contractor understands that any recommended capital improvement is subject to approval by the Board.
- u) Advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear-and-tear," "acts of God," or vandalism, and secure cost estimates for the same. (Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon approval of the District, either by Contractor or other outside service contractors.)
- v) Maintain inventory control of maintenance items, including preparation of checklists for planned maintenance programs.
- w) Approve invoices for payment and submit to accounting department for payment.
- x) Generate Operations Manager's report for Agendas.
- y) Submit agenda items to the District Manager at least 8 days in advance of any board meeting.
- z) Attend quarterly Board of Supervisor Meeting to address the questions and concerns from the board and community.
- aa) Review monthly utility bills for reasonableness

3) Janitorial Services

- a) Vacuum all inside areas.
- b) Dust and damp mop all tiled areas including baseboards.
- c) Dust window ledges, blinds, air condition vents and returns, furniture bases, shelves, and tables.
- d) Clean all windows.
- e) Empty and remove all trash from receptacles.
- f) Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. Note: cost of paper supplies and soap are the responsibility of the District and NOT included.
- g) Fitness room: Provide light cleaning of fitness equipment, rubber flooring, ceiling fans and baseboards. Note: Cost of center pull towels and preventative maintenance is not included.
- h) Amenity Center: Pick up debris in and around the facility including all walkways, fields, courts and perimeter of the amenity center (Three (3) days per week)
- i) Pick up trash along Braddock Road (One (1) day per week)
- j) Clean Dog Waste Stations and trash cans throughout the District Amenity Center and Fields

- k) Equipment and cleaning supplies shall be properly stored in order to maintain orderly storage closets.
- l) The contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the district.

Anticipated Frequency of Cleanings: Three (3) days per week unless otherwise noted.

Exhibit B
Revised Amenity Management Services Fee Schedule

FCS Alternative Proposal	Annual Price
Field Services	\$24,000
Janitorial	\$8,000
Total Proposed Budgeted Services	\$32,000

Exhibit C

***Villages of Westport Community Development District
Policy Relating to Spending Authority and Procurement of Good and Services***

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT
Policy Relating to Spending Authority and Procurement of Good and Services

1.0 PURPOSE OF POLICY.

- 1.1** This Policy for Spending Authority and Procurement of Goods and Services (“**Policy**”) is designed to establish clear standards delineating the authority of certain contractors and employees of the Villages of Westport Community Development District (the “**District**”), specifically the District Manager and Field Operations Manager, to enter into certain contracts or purchase orders for goods or services on behalf of the District. This policy is further designed to establish uniform procedures for the informal procurement of goods and services that are under the statutory threshold for formal public procurement under Florida law. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 1.2** The fundamental purpose of this policy is not to restrict the effectiveness of the individuals involved in the day to day activities related to the procurement of goods and services, but to provide a sound foundation for effective, consistent and fair procurement practices and ensure fiscal responsibility, accountability and consistency. This Policy applies to the pre-authorization of funds and procurement of goods and services as provided for hereunder; the District Board of Supervisors are not required in any instance to sign checks, the authority for check signature rests with the District Manager and other individuals authorized pursuant to District Resolution.
- 1.3** Any and all questions regarding this Policy should be directed to the District Manager or District Counsel.

2.0 DEFINITIONS.

- 2.1** *Emergency.* A sudden or unexpected situation, event, or circumstance negatively impacting or impairing the health, safety, and welfare of the District’s residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District’s operations. Examples of an Emergency include, but are in no way limited to: acts of God; riot; fires; floods; hurricanes; accidents; structural, electrical or chemical failure of a District facility; or other similar circumstances.
- 2.2** *Emergency Approval.* An approval of an Emergency Contract or Purchase Order (defined herein) by the District Manager or Field Operations Manager on behalf of the District, when an Emergency Authorization (defined herein) authorizes the District Manager or Field Operations Manager to approve such Emergency Contract or Purchase Order.
- 2.3** *Emergency Authorization.* A written authorization of the Chairperson of the Board (“**Chairperson**”), or another representative of the Board as provided in this Policy, authorizing the District Manager or Field Operations Manager to approve an Emergency Contract or Purchase Order (defined herein). The Emergency Authorization should contain the following minimum information, collected by the District Manager: a declaration that an Emergency exists; the reasons supporting such a declaration; the Emergency Contract or Purchase Order that the District Manager or Field Operations Manager expects to approve and a statement certifying that such goods or services will address the Emergency; the expected cost of the Emergency Contract or Purchase Order; language stating that the signing representative of the Board approves the information in such Emergency

Authorization; and a statement that any expenses resulting from the District entering into the Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

- 2.4** *Emergency Contract or Purchase Order.* A contract or purchase order for goods or services entered into to address an Emergency that otherwise exceeds the approval authority set forth in this Policy.

3.0 DISTRICT MANAGER APPROVAL AUTHORITY.

- 3.1** Per Florida law, the District Manager shall have charge and supervision of the District's works, and bear responsibility for preserving and maintaining any improvement or facility that is constructed or erected pursuant to Chapter 190, *Florida Statutes*; for operating and maintaining District-owned equipment; and for performing such other duties as are prescribed by the Board.
- 3.2** The District Manager has the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Ten Thousand Dollars and No Cents (\$10,000.00), and the District Manager is authorized to sign such contract or purchase order on behalf of the District.
- 3.3** Purchases that are recurring purchases or services approved by the Board at a public meeting need not come back to the Board unless and until the terms of the contract for such purchase expires or requires formal Board renewal or action.
- 3.4** If the cost of a contract or purchase order for goods or services exceeds Ten Thousand Dollars and No Cents (\$10,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed Ten Thousand Dollars and No Cents (\$10,000.00), the Board must approve such contract or purchase order at a public meeting, except as specified herein.

4.0 DISTRICT COUNSEL APPROVAL AUTHORITY.

- 4.1** This policy is in no way intended to repeal, diminish or otherwise conflict with Resolution 2004-12, which Resolution provides for the legal support and legal defense of the District, Board of Supervisors and District Staff. The provisions of that Resolution remain in full force and effect. This policy is intended to cover legal actions that are not covered by that Resolution.
- 4.2** Due to unique nature of any given legal proceeding or legal situation, a specific approval threshold is not provided for so as not to limit the District's ability to affirmatively defend itself against actual or potential claims. The Board may, however, at any time during a public meeting budget, delay, or cease legal proceedings or legal actions by affirmative vote as the policy setting body with fiduciary responsibility to the District. The Board will be advised of any potential legal implications and risks of such action for consideration prior to voting.
- 4.3** Outside normal day to day operational considerations in which the District's Counsel participates (including but not limited to meeting attendance, drafting of routine agreements, counsel on policy or legal decisions in the normal course or other similar circumstances), any agreement for legal services, representation, or outside counsel must

be signed by the Chair or Vice Chair to be deemed duly executed. Due to the urgent, confidential, or exempt matter of legal issues, or so as not to impair the District's legal position or strategy, such contracts/retainers/agreements are not required to be brought for a discussion and vote before the Board so long as the Chair or Vice Chair has signed authorizing such execution. The Board retains full authority to be apprised of ongoing expenditures and to limit or cease any legal proceeding or legal services by affirmative vote. To that end, District Staff shall update the Board at each Board meeting as to the status of expenditures on legal proceedings entered into pursuant to this policy but shall not be required to discuss items that are confidential or exempt from public disclosure or that would impair the District's legal position.

4.4 Any final judgements, settlements, or dispositions must be approved by the Board.

5.0 FIELD OPERATIONS MANAGER APPROVAL AUTHORITY.

5.1 The Field Operations Manager shall have the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Five Thousand Dollars and No Cents (\$5,000.00), and the Field Operations Manager is authorized to sign such contract or purchase order on behalf of the District.

5.2 If the cost of a contract or purchase order for goods or services exceeds Five Thousand Dollars and No Cents (\$5,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed Five Thousand Dollars and No Cents (\$5,000.00), but do not exceed the District Manager's purchasing authority set forth above, the District Manager may approve such expenditure.

6.0 DISTRICT MANAGER AND FIELD OPERATIONS MANAGER'S EMERGENCY APPROVAL AUTHORITY.

6.1 The District Manager and Field Operations Manager, have the discretion to determine whether a situation, event, or circumstance constitutes an Emergency as set forth under this Policy. In the event of an Emergency, staff shall additionally follow the Emergency Notification Policy and Protocols adopted by the Board.

6.2 In the event of an Emergency, the District Manager is in charge of securing an Emergency Authorization, signed by the Chairperson, before an Emergency Approval may be issued. If the Chairperson is unavailable to sign the Emergency Authorization, then the Vice Chairperson may sign. If the Vice Chairperson is unavailable to sign the Emergency Authorization, then another Board Supervisor may sign. The District Manager shall prepare the Emergency Authorization as set forth herein. Following the execution of the Emergency Authorization, the District Manager or Field Operations Manager may make an Emergency Approval of the Emergency Contract or Purchase Order set forth in the Emergency Authorization. Any Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

6.3 In the event that the District Manager is unable to secure an Emergency Authorization that he or she deems necessary as set forth in this policy, the District agrees to hold the District Manager harmless in the event that such actions are challenged legally as inconsistent with the District Managers statutory duties set forth in Chapter 190, Florida Statutes.

7.0 APPROVAL AUTHORITY OF OTHER DISTRICT CONTRACTORS OR EMPLOYEES.

- 7.1** Except for the approval authority of the Board, District Manager and Field Operations Manager, as set forth in this Policy and the District's Rules of Procedure, District contractors or employees have no authority to approve or sign a contract or purchase order for goods or services, or a recurring obligation under a contract or purchase order for goods or services, on behalf of the District. Any such approval by such contractor or employee shall constitute an unauthorized approval.

8.0 PROCUREMENT PROCESS FOR PURCHASE OF GOODS AND SERVICES

- 8.1** To comply with Chapters 190 and 287, Florida Statutes, a District must abide by several procedures if it desires to enter into a contract for the purchase of professional services; insurance; construction; design-build services; goods, supplies, or materials; contractual services; and maintenance services over statutory bid thresholds. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.

- 8.2** If the cost of construction will be less than \$461,674.40, the cost of electrical purchases is less than \$115,418.60, and the cost of goods or services will be less than \$195,000, it is appropriate to informally solicit proposals for the work.** These should be written proposals, bid from a standard scope of services or scope of materials. The proposals should be included in the District agenda package and reviewed by the District's Board of Supervisors. The proposals presented to the Board shall be as provided by the proposer(s), in an unaltered format. The Field Operations Manager, as applicable, shall secure, whenever possible, a minimum of three written proposals, which shall be the result of written specifications transmitted by mail, electronic format or by facsimile. In those instances when securing three proposals is not practicable, the Field Operations Manager shall provide written justification of such. When applicable to the proposed project, companies must be properly authorized, licensed and insured to perform the work. The provisions of this section shall apply to purchases that exceed Five Thousand Dollars (\$5,000.00) for a single item or recurring item.

** Note that the threshold amounts identified herein are established by Florida law and are subject to change; the construction and electrical thresholds change each calendar year. Please confer with District Counsel or District Management for up to date numbers.

- 8.3** Where, for any reason, a proposer is given an opportunity to re-bid on a solicitation, all competing proposers should also be given an equal opportunity to re-bid the requirement. Those conditions in which it is in the District's best interests to allow a re-bid may include changes in requirements or changes in specifications.
- 8.4** Unless an Emergency exists, as defined in this Policy, or the purchase is under the thresholds set forth in Section 3.0, the District's Board of Supervisors shall pre-approve the proposal at a Board meeting prior to the execution of an agreement. If this pre-approval does not occur, it is possible that the agreement may not be honored by the District. The Field Operations Manager should seek District Counsel's review or drafting of an agreement once the proposal is approved by the Board.
- 8.5** Once the agreement is in place, provide copies of the executed agreement to the District Manager. The District Manager is the official records custodian of the District.

- 8.6** For District Capital Improvement Projects authorized by the District's Board of Supervisors, keep the District Engineer updated on the process of installation or construction. The District Engineer is ultimately responsible for the proper construction and installation of the District's improvements, so the District Engineer needs to know when construction commences, when inspections are scheduled, etc. Projects designed by other professionals should be inspected by that professional and accepted under terms set forth in agreement with the District.

9.0 POLICY ETHICS.

- 9.1** All District employees and contractors shall abide by the provisions of Chapter 112, *Florida Statutes*, including Section 112.313, pertaining to standards of conduct for public officers.
- 9.2** Acceptance of gifts by District employees at any time from contractors or suppliers is prohibited.
- 9.3** District employees shall not bid for, enter into, or be in any manner interested in any contract for District purchases or public works, nor shall District employees seek to influence the purchase or a product or service from any proposer.
- 9.4** No contract or purchase shall be subdivided to evade the threshold amounts or other requirements of this Policy or other purchasing policies of the District, including the Rules of Procedure. Purchases, orders, or contracts that are subdivided to circumvent this Policy or other purchasing policies of the District shall be considered unauthorized purchases.
- 9.5** Any and all offers of employment must be authorized by only the Board, upon the Board's affirmative vote authorizing the position and accompanying funds, and such offers of employment shall not be made by any entity or person other than the Board. This shall not be construed to prohibit hiring of independent contractors to provide goods or services to the District but rather is meant to prohibit offers of employment without Board authorization.

10.0 ACCOUNTABILITY.

- 10.1** At the time an agreement or proposal is signed, the agreement or proposal shall be sent to the individual responsible for overseeing the services, who shall monitor the services and confirm that services have been rendered in accordance with the agreement or proposal before payment is made.
- 10.2** All agreements or proposals signed without prior Board approval shall be placed on the next available agenda for ratification by the Board.
- 10.3** All Board Supervisors will be collectively informed of all actions taken on behalf of the District outside of a Board meeting.

11.0 SEVERABILITY.

- 11.1** If any section, paragraph, clause, or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and

effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

11.0 INTERPRETATION.

11.1 This Policy shall be interpreted and construed as consistent with Florida law and the District's Rules of Procedure. This Policy shall not be interpreted or construed as restricting, undermining, or contravening the legal authority of the Board or the District.

2.

AGREEMENT BETWEEN VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT AND AL DIRTWORKS, LLC

ESTIMATE

AL Dirtworks, LLC
5128 Gracewood Ln
Saint Augustine, FL 32092

AL.Dirtworks2022@gmail.com
+1 (904) 826-5667



Bill to
Villages of Westport CDD

Estimate details

Estimate no.: 1049
Estimate date: 02/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mowing	Brush mowing around retention pond	1	\$1,650.00	\$1,650.00
Total						\$1,650.00

Accepted date

Accepted by

ADDENDUM TO AGREEMENT BETWEEN VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT AND AL DIRTWORKS, LLC

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. AL Dirtworks, LLC, a Florida limited liability company, with a mailing address of 5128 Gracewood Lane, St. Augustine, FL 32092 ("Contractor") agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to Villages of Westport Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Duval County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District"), in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions.
 - c. The Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
3. Insurance.
 - a. The Contractor, and any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors

Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. The District, its staff, consultants, agents, and supervisors shall be named as additional insureds and certificate holders on the above listed policies, except Workers' Compensation Insurance. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for completing the work, and upon final completion and approval by the District of the work, the District agrees to pay the Contractor a total amount not to exceed **One Thousand Six Hundred Fifty and 00/100 Dollars (\$1,650.00)**. This compensation includes all parts, materials, and labor necessary to complete the work as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in §§ 218.70 et seq., of the Florida Statutes.
5. Indemnification. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, supervisors, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorneys' fees and costs, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to the Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

7. Termination. The agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by the Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Darrin Mossing** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, TELEPHONE: (904) 940-5850, EMAIL: DMOSSING@GMSTNN.COM.

9. Assignment. Neither the District nor the Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement,

as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Duval County, Florida.

12. E-Verify. The Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor shall execute an affidavit in compliance with section 787.06(13), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signature page follows]

[Signature page to Addendum to Agreement Between Villages of Westport Community Development District and AL Dirtworks, LLC]

AL DIRTWORKS, LLC

**VILLAGES OF WESPORT COMMUNITY
DEVELOPMENT DISTRICT**



By: Andrew Leonard

Its: Owner

Date: 2025-07-09

Signed by:


By: Yashekia Scarlett

Its: Chairperson

Date: 2025-06-25

3.

AGREEMENT FOR MONUMENT REPAIR SERVICES

This Agreement (“Agreement”) is made and entered into this 12th day of June 2025, by and between:

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and having a mailing address care of Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

FLORIDA CERTIFIED CONTRACTORS LLC, a Florida limited liability company, with a mailing address of 1785 Lakeside Ave, St. Augustine, FL 32084 (“Contractor” and, together with the District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide the services described herein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“Services”); and

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

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

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

SECTION 2. DUTIES. District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Scope. Contractor shall provide the Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District in writing for the proper adjustment within three (3) business days of discovery, and in no case proceed with the Services in uncertainty.

B. Property. This Agreement grants to Contractor the right to enter the District property that

is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).

- C. ***Permits and License.*** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor prior to commencing any Services.
- D. ***Standard of Performance.*** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement upon written notice and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services as of the effective date of termination, less any damages, costs or expenses incurred by the District as a result of Contractor's unsatisfactory performance.
- E. ***Means and Methods.*** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F. ***District Representative.*** Contractor shall report directly to Howard McGaffney, who serves as Field Operations Manager, or his or her designee (the "District Representative"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G. ***Timing.*** Contractor shall coordinate commencement and completion of the Services with the District Representative. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.
- H. ***Clean-Up.*** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor and may be applied as an offset to the final payment to Contractor.
- I. ***Subcontractors.*** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. **Amount.** The District shall pay Contractor a total of **Seven Thousand, Nine Hundred Eighty and No/100 Dollars (\$7,980.00)** upon final completion and acceptance by the District for the Services identified in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B. **Payments and Invoices.** All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. **Additional Services.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. **Conditions Precedent to Payment.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. **Term.** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. **Termination.** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

A. *Limits.* The Contractor shall maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers Compensation	In accordance with the laws of Florida
Employer's Liability Coverage	\$1,000,000 per accident or disease
General Liability*	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
<i>*Must include Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation</i>	
Automobile Liability covering any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed	
<i>Bodily Injury and Property Damage</i>	\$1,000,000 combined single limit

- B. **Requirements.** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “Additional Insureds”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.
- C. **Failure to Obtain Insurance.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. **Indemnification by Contractor.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, defend and protect the District and its officers, supervisors, agents, managers, counsel, engineers, staff, representatives, and their respective successors and assigns (together, “Indemnitees”), from and against any and all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees and costs, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to this Agreement or any Services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. **Limit.** To the extent a limitation is required by law, the obligations under this section shall be limited to no more than Two Million Dollars (\$2,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- C. **Obligations.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the

expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

- D. **Subcontractors.** Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. If the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND ENFORCEMENT.

- A. **Remedies.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance.
- B. **Applicable Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Duval County, Florida.
- C. **Attorney Fees.** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover

from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

- D. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- E. ***Claims for Construction Defects.*** CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor. Contractor acknowledges its obligation to obtain workers' compensation insurance as required by Florida law.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. **If to Contractor:** Florida Certified Contractors LLC
1785 Lakeside Ave
St. Augustine, FL 32084
Attn: Scout Smith
- B. **If to District:** Villages of Westport Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
- With a copy to:** Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice

contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

SECTION 14. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law. Contractor acknowledges that the designated Public Records Custodian for the District is **Darrin Mossing**.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, TELEPHONE: (904) 940-5850, EMAIL: DMOSSING@GMSTNN.COM.

SECTION 16. CONTRACTOR CERTIFICATIONS.

- A. **Capability.** Contractor represents and warrants that it has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
- B. **Authorization.** Contractor is authorized to do business in Duval County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
- C. **E-Verify Requirements.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- D. **Scrutinized Companies.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- E. **Anti-Human Trafficking.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.
- F. **Public Entity Crimes.** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- G. **Foreign Influence.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. MISCELLANEOUS.

- A. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- B. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- C. ***Execution.*** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.
- D. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- E. ***Agreement; Amendments.*** This instrument shall constitute the final and complete expression of agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
- F. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- G. ***Successors; Assignment.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void and shall constitute a material breach of this Agreement.
- H. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

[signatures on following page]

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

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

210894AB1C054EA...
Yashekia Scarlett, Chairperson
Date: 2025-06-13

FLORIDA CERTIFIED CONTRACTORS LLC


Signed by:

552C8C7EAE4B4E8...
Scout Smith, Authorized Representative
Date: 2025-06-16

Exhibit A: Scope of Services

Exhibit A

Scope of Services



1785 Lakeside Avenue
St. Augustine, Fla 32084

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Proposal

Date	Estimate #
12/11/2024	13753

Proposal Prepared For:
Villages of Westport 6702 Sandle Dr Jacksonville, FL 32219 Howard@flspec.com (904) 386-0186

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR11173 & MRSA 1000

P.O. No.	Project		
	Entrance Sign Repairs		
Description	Qty	Cost	Total
Entrance Sign Texture Repairs & Paint at 3 Locations A. Perimeter Wall Repairs A1. Stucco Texture Repair, Approx. 5 SF *grind and remove existing texture from stucco along crack *apply synthetic stucco base to cracks *apply new fiberglass mesh along crack joint *apply new texture to match existing as closely as possible A2. Cracks and Sealant's - All *Fill any cracks over 1/8" with Dymonic FC polyurethane sealant *All cracks below 1/8" SW elastomeric stucco patch *Seal perimeter of all protrusions, plan changes, abutments & dissimilar materials with Dowsil Paintable Polyurethane sealant Coatings A3. Preparation Clean surface with pressure washer to remove all loose dirt, and paint *apply rust destroyer inhibitor to all ferrous metals prior to paint application A4. Coatings *Apply 1 coats of Sherwin Williams Loxon XP to match existing *Apply 1 coats of Sherwin Williams Latitude to match existing Bid Qualifications: *Owner to provide water and power for work site *all landscaping regardless if effected by construction to be repaired / replaced by owner and is not included in bid *all additional work to be an additional charge		7,980.00	7,980.00
		Total	

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____

Owner Signature: _____ Date: ____/____/____



1785 Lakeside Avenue
St. Augustine, Fla 32084

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Proposal Prepared For:
Villages of Westport 6702 Sandle Dr Jacksonville, FL 32219 Howard@flcspec.com (904) 386-0186

P.O. No.	Project		
	Entrance Sign Repairs		
Description	Qty	Cost	Total
All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the Specifications listed above involving extra cost will be executed only upon written order and will become an extra charge(s) over and above the estimate. All Equipment, tools & scaffold will be supplied in order to complete the job in a safe and timely manner. Cancellation of contract may incur administrative and material fees. Quote is good for 30 days.			

Proposal

Date	Estimate #
12/11/2024	13753

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

4.

AGREEMENT FOR POOL MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into effective on the 1st day of May 2025 (“**Effective Date**”), by and between:

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and Rule 42QQ-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission, with a mailing address c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

C BUSS ENTERPRISES, INC., a Florida corporation, with a mailing address of 152 Lipizzan Trail, St. Augustine, FL 32095 (the “**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain community infrastructure, including among other things, a recreational facility inclusive of one (1) swimming pool (the “**Pool**”) and its appurtenances (together, the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide maintenance services for the Pool; and

WHEREAS, the Contractor represents that it is qualified, licensed and insured to provide Pool maintenance services and has agreed to provide to the District those services identified in Contractor’s proposal attached hereto as **Exhibit A** and in compliance with the terms and conditions of this Agreement (the “**Services**”); and

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

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

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

2. DESCRIPTION OF WORK AND SERVICES. The Contractor agrees to provide the Services three (3) times per week from April 15 to September 15 and two (2) times per week from September 16 to April 14, all as more particularly described in **Exhibit A**. Contractor shall coordinate with District Designee (defined below) to determine weekly schedule for service days. Contractor further agrees to independently test the water chemistry of the Pool for free available

chlorine, combined chlorine, total chlorine, pH level, acid demand, base demand, total alkalinity, calcium hardness, cyanuric acid, and temperature during every service to maintain water quality levels within requirements of Fla. Admin. Code R. 64E-9.004(d) to maintain Saturation Index within +0.3 to -0.3 for proper water balance. Additionally, Contractor shall keep an accurate and up-to-date written log of all such tests during the term of this Agreement and for a minimum of two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same. Should the Contractor determine that the state of the Pool to be dangerous to health, safety, or welfare or the use of the Pool poses the threat of serious bodily injury or death, the Contractor shall immediately contact the District Designee and inform him of such danger.

Should the District desire that the Contractor provide additional work or services not described in **Exhibit A** or this Agreement, such additional work or services shall be fully performed by the Contractor only after prior approval of the same by a written work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes the Contractor to perform such additional work or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

3. COMPENSATION AND TERM.

A. The District agrees to compensate Contractor **Eight Hundred Dollars and Zero Cents (\$800.00)** per month, for an annual total not to exceed amount of **Nine Thousand, Six Hundred Dollars and Zero Cents (\$9,600.00)**, for the Services identified in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. The Contractor shall maintain records conforming to usual accounting practices.

B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. All invoices shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.

C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

D. The Parties acknowledge that as of the date of this Agreement, the Pool is still under construction. The Parties agree that Contractor's commencement of the Services shall be coordinated with the District's Field Manager, Howard McGaffney of Florida Community Specialists, LLC, or his designee (the "**District Designee**") in writing via e-mail at howard@flcspec.com. Prior to commencement, the Contractor and District

Designee shall perform a walkthrough inspection of the Pool and all related facilities to ensure the condition of the Pool complies with all operational standards and laws, including but not limited to the requirements of Fla. Admin. Code R. 64E-9.004(d). The initial term of this Agreement shall be from the Effective Date through September 30, 2025, unless terminated earlier in accordance with the terms of this Agreement. This Agreement shall automatically renew for additional one (1) year terms unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

E. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any work authorization (see Section 2 herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In performing the Services, Contractor shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair or replace all damaged property to the satisfaction of the District.

5. INSURANCE.

A. Contractor shall maintain, at Contractor's sole cost and expense, throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$3,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its officers, supervisors, staff and employees shall be named as additional insureds on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

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

6. INDEMNIFICATION.

A. To the fullest extent permitted by law, and in addition to any other obligations of the Contractor under this Agreement or otherwise, the Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, the Contractor's obligations pursuant to this Agreement or any Services or the Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

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

expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 6 are independent of, and will not be limited by, any insurance required to be obtained by the Contractor pursuant to this Agreement or otherwise obtained by the Contractor, and the provisions of this Section 6 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within two (2) business days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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

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

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

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

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

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

21. NOTICES. All notices, requests, consents and other communications under this Agreement (the “**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to Contractor: C BUSS Enterprises, Inc.
152 Lipizzan Trail
St. Augustine, FL 32095
Attn: Clayton Buss

If to the District: Villages of Westport CDD
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

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

23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Duval County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, TELEPHONE: (904) 940-5850, EMAIL: DMOSSING@GMSTNN.COM.

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

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

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this

Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(13), *Florida Statutes*.

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

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

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

 210894AB1C054EA...
 Chairperson, Board of Supervisors

C BUSS ENTERPRISES, INC.


DocuSigned by:

 By: Clayton Buss
 Print: Clayton Buss
 Its: PRESIDENT
 Date: 2025-05-05

Exhibit A: Contractor's Proposal

Exhibit A
Contractor's Proposal



☎ 904.710.8161
✉ clayton@cbussenterprises.com
🌐 www.cbussenterprises.com
📍 152 Lipizzan Trail
Saint Augustine, FL 32095

March 14, 2025

Villages of Westport CDD
c/o Governmental Management Services
6702 Sandle Dr
Jacksonville, FL 32219

COMMERCIAL SWIMMING POOL MAINTENANCE CONTRACT

MAINTENANCE COST:

C. Buss Enterprises agrees to provide swimming pool maintenance for Villages of Westport CDD community pool for a total of **\$800.00 per month**. **CHEMICALS NOT INCLUDED**.
Hourly Rate for repairs \$125. Extra Service Visits \$90. Code Brown \$225.

SCHEDULE:

Maintenance shall be performed three (3) days per week April 15th through September 15th, two (2) days per week September 16th through April 14th.

On Call: 24/7

SCOPE OF WORK:

Check water quality and fill out log sheet as required by FL Code Chapter 64E-9 per visit.
Manually skim, brush, vacuum and clean tile as necessary.
Conduct tests for Free Available Chlorine, Combined Chlorine, Total Chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium Hardness, Cyanuric Acid and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation Index within +0.3 to -0.3 for proper water balance.
Operate filtration and recirculation system, cleaning when necessary. Maintain pool at proper water level.
Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and equipment in clean condition.

TERMS:

All chemicals to perform the above maintenance plus, any chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and superchlorination **shall be provided only by the service contractor, used as needed and billed.**

The Service Contractor shall not be responsible for any existing damage or stains to the swimming pool or deck finish; or equipment damage due to sump pump failure.

Both parties agree that either party may terminate this agreement, or any person, upon thirty (30) days written notice, sent by regular mail, to the other party. Both parties agree that this is the sole and total agreement between them, and that no verbal or implied agreement shall be valid unless same has been written into this contract or any addendum hereto. No changes or alterations to this agreement shall be made unless both parties have agreed to same in written form properly executed.

5.

ADDITIONAL SERVICES ORDER FOR LANDSCAPE MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated July 10, 2025, is presented according to the requirements within the executed *Agreement Between Villages of Westport Community Development District and Brightview Landscape Services, Inc. for Landscape Maintenance Services*, dated October 1, 2024 (the “**Agreement**”), by and between:

Villages of Westport Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, and whose mailing address is c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

Brightview Landscape Services, Inc., a Florida corporation, with its principal place of business at 980 Jolly Road, Suite 300, Blue Bell, PA 19422 (the “**Contractor**,” and together with District, the “**Parties**”).

SECTION 1. SCOPE OF SERVICES AND COMPENSATION.

A. In addition to the Services described in the Agreement and any and all Exhibits and Amendments thereto, Contractor will provide the work described in **Exhibit A** hereto (together, the “**Additional Work**”) for the additional compensation identified herein, described as follows:

SO Number	Project Name	Additional Cost
8580431	Install perennial plantings	\$1,549.26

B. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement upon completion and acceptance by the District. Such amount includes all materials, labor, equipment, permits, and other items necessary to complete the Additional Work in accordance with **Exhibit A** and to provide the District the maximum benefit of the Additional Work.

SECTION 2. ACCEPTANCE AND AFFIRMATION OF AGREEMENT. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control, unless specifically noted otherwise in this ASO.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Additional Services Order to be executed the day and year first above written.

**VILLAGES OF WESTPORT COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Yashukia Scarlett

Chair/Vice Chair, Board of Supervisors

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Print Name: _____

Title: _____

Exhibit A: SO Number: 8702078

Exhibit A

Proposal for Extra Work at
Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Howard McGaffney
Property Address	475 W Town Pl Ste 114	To	Villages of Westport CDD
	St Augustine, FL 32092	Billing Address	475 W Town Pl Ste 114
			St Augustine, FL 32092

Project Name	Villages of Westport CDD -Perennials
Project Description	Villages of Westport CDD- Install perennial plantings in place of annuals(Marquis Signs each end x3)

Scope of Work

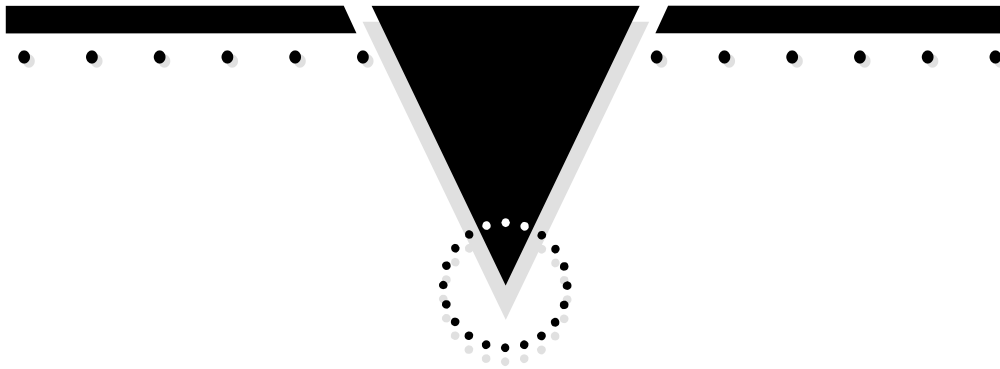
QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization of crew and Delivery of materials. Cleanup	\$320.67	\$320.67
90.00	EACH	Lantanna "Ann Marie" 1gal. Installed	\$12.54	\$1,128.38
1.00	LUMP SUM	Irrigation adjust timers	\$100.21	\$100.21

For Internal use only

SO#	8702078
JOB#	346100627
Service Line	130

Total Price	\$1,549.26
-------------	------------

B.



Villages of Westport

Community Development District

Unaudited Financial Reporting
June 30, 2025



TABLE OF CONTENTS

1	Balance Sheet
2-3	General Fund Statement
4	Debt Service Statement Series 2005A
5	Capital Projects Fund
6-7	Month to Month
8	Long Term Debt
9	Assessment Receipts Schedule

Villages of Westport

Community Development District

Balance Sheet
June 30, 2025

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<u>Assets</u>				
Cash				
Operating	\$80,608	----	----	\$80,608
Debit Card	\$655	----	----	\$655
SBA	\$217,001	----	----	\$217,001
Assessment Receivable	----	----	----	\$0
Interest Receivable	----	----	----	\$0
Due from Capital Projects	\$7,446	----	----	\$7,446
Due from Debt Service	\$0	----	----	\$0
Due from General Fund	----	\$6,437	----	\$6,437
<u>Investments:</u>				
<u>Series 2005A</u>				
Reserve A5	----	\$397,475	----	\$397,475
Revenue A5	----	\$212,341	----	\$212,341
Interest A5	----	----	----	\$0
Prepayment A5	----	\$15,294	----	\$15,294
Acquisition & Construction	----	----	\$85,348	\$85,348
Deferred Cost	----	----	\$0	\$0
Prepaid Expenses	\$0	----	----	\$0
Total Assets	\$305,711	\$631,546	\$85,348	\$1,022,605
<u>Liabilities</u>				
Accounts Payable	\$4,290	----	----	\$4,290
Due to Debt Service	\$6,437	----	----	\$6,437
Due to General Fund	----	\$0	----	\$0
<u>Fund Equity</u>				
Fund Balances				
Unassigned	\$294,983	----	----	\$294,983
Nonspendable- Prepaid	\$0	----	----	\$0
Restricted for Capital Projects	----	----	\$85,348	\$85,348
Restricted for Debt Service	----	\$631,546	----	\$631,546
Total Liabilities, Fund Equity, Other	\$305,711	\$631,546	\$85,348	\$1,022,605

Villages of Westport
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 06/30/25	Actuals 6/30/25	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 430,996	\$ 430,996	\$ 432,087	\$ 1,091
Maintenance Assessments- Direct Bills	\$ 59,696	\$ 59,697	\$ 59,697	\$ -
Interest Income	\$ -	\$ -	\$ 6,797	\$ 6,797
Miscellaneous Income	\$ -	\$ -	\$ 990	\$ 990
Transfer In	\$ -	\$ -	\$ 254,599	\$ 254,599
Total Revenue	\$ 490,692	\$ 490,693	\$ 754,171	\$ 263,478
Expenditures				
<u>Administrative</u>				
Supervisors Fees	\$ 4,800	\$ 3,600	\$ 3,200	\$ 400
Engineering	\$ 5,000	\$ 3,750	\$ 2,670	\$ 1,080
Arbitrage	\$ 1,000	\$ 750	\$ -	\$ 750
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 3,000	\$ 2,250	\$ 2,500	\$ (250)
Amortization Schedule	\$ -	\$ -	\$ 500	\$ (500)
Attorney	\$ 17,500	\$ 13,125	\$ 40,296	\$ (27,171)
Annual Audit	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Trustee Fees	\$ 3,720	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 40,903	\$ 30,677	\$ 30,677	\$ 0
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 1,250	\$ 938	\$ 86	\$ 852
Postage	\$ 250	\$ 188	\$ 590	\$ (403)
Printing & Binding	\$ 150	\$ 113	\$ 109	\$ 3
Insurance-Liability	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Legal Advertising	\$ 1,500	\$ 1,125	\$ 704	\$ 421
Other Current Charges	\$ 1,000	\$ 750	\$ 542	\$ 208
Office Supplies	\$ 100	\$ 75	\$ 3	\$ 72
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 102,348	\$ 81,232	\$ 102,020	\$ (20,788)
<u>Common Area Maintenance:</u>				
Field Services	\$ 19,200	\$ 14,400	\$ 14,925	\$ (525)
Landscape Maintenance	\$ 54,517	\$ 40,888	\$ 56,093	\$ (15,205)
Landscape Contingency	\$ -	\$ -	\$ 18,903	\$ (18,903)
Mowing - Lake Bank/Row	\$ -	\$ -	\$ 1,650	\$ (1,650)
Irrigation - Repairs	\$ 2,500	\$ 1,875	\$ 6,507	\$ (4,632)
Lake Maintenance	\$ 14,516	\$ 10,887	\$ 12,746	\$ (1,859)
Repairs and Maintenance - Field	\$ 7,000	\$ 5,250	\$ 17,306	\$ (12,056)
Contingency	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
Total Common Area Maintenance	\$ 105,733	\$ 79,300	\$ 128,130	\$ (48,830)

Villages of Westport
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 06/30/25	Actuals 6/30/25	Variance
<i><u>Amenity Center:</u></i>				
Facility/Pool Attendants	\$ 40,000	\$ 13,333	\$ 10,829	\$ 2,504
Janitorial	\$ 10,920	\$ 8,190	\$ 6,038	\$ 2,152
Pool Maintenance	\$ 18,000	\$ 13,500	\$ 164,528	\$ (151,028)
Pool Permits	\$ 400	\$ 400	\$ 325	\$ 75
Utilites - Water/Electric	\$ 45,000	\$ 33,750	\$ 27,980	\$ 5,770
Trash	\$ 200	\$ 150	\$ 179	\$ (29)
Pest Control	\$ 550	\$ 413	\$ 423	\$ (10)
Irrigation Repair	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Insurance - Property	\$ 7,885	\$ 7,885	\$ 7,716	\$ 169
Telephone	\$ 1,500	\$ 1,125	\$ 1,193	\$ (68)
Access Control	\$ 1,700	\$ 1,275	\$ 544	\$ 731
Security Patrolling	\$ -	\$ -	\$ 3,888	\$ (3,888)
Security Camera System/Monitoring	\$ 7,056	\$ 5,292	\$ 9,135	\$ (3,843)
Facilities Maintenance - Contract	\$ 12,000	\$ 9,000	\$ 6,908	\$ 2,092
Holiday Décor	\$ -	\$ -	\$ 2,331	\$ (2,331)
Repairs and Maintenance - Amenity	\$ 9,400	\$ 7,050	\$ -	\$ 7,050
Total Amenity Center	\$ 157,611	\$ 103,613	\$ 242,019	\$ (138,406)
<i><u>Other Financing Sources (Uses)</u></i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ 25,000	\$ -	\$ -	\$ -
First Quarter Operating Capital	\$ 100,000	\$ -	\$ -	\$ -
Total Other	\$ 125,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 490,692	\$ 264,145	\$ 472,169	\$ (208,024)
Excess Revenues/ (Expenditures)	\$ -		\$ 282,002	
Beginning Fund Balance	\$ -		\$ 12,981	
Ending Fund Balance	\$ -		\$ 294,983	

Villages of Westport

Community Development District

Debt Service Fund Series 2005A
Statement of Revenues & Expenditures
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 6/30/25	Actual 6/30/25	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 676,054	\$ 676,054	\$ 677,772	\$ 1,718
Special Assessments- Direct A5	\$ 97,178	\$ 97,178	\$ 97,178	\$ -
Special Assessments- Prepayment	\$ -	\$ -	\$ -	\$ -
Interfund Transfer In	\$ -	\$ -	\$ 63	\$ 63
Interest Income	\$ 15,000	\$ 11,250	\$ 32,737	\$ 21,487
Total Revenues	\$ 788,232	\$ 784,482	\$ 807,750	\$ 23,268
<u>Expenditures</u>				
<u>Series 2005A</u>				
Interest-11/1	\$ 184,253	\$ 184,253	\$ 184,253	\$ -
Special Call - 11/1	\$ 185,000	\$ 185,000	\$ 265,000	\$ (80,000)
Principal-5/1	\$ 435,000	\$ 415,000	\$ 415,000	\$ -
Interest-5/1	\$ 184,253	\$ 184,253	\$ 176,700	\$ 7,553
Special Call - 5/1	\$ -	\$ -	\$ 35,000	\$ (35,000)
Total Expenditures	\$ 988,506	\$ 968,506	\$ 1,075,953	\$ (107,447)
<u>Other Sources/Uses</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (254,599)	\$ (254,599)
Total Other Sources/ (Uses)	\$ -	\$ -	\$ (254,599)	\$ (254,599)
Excess Revenues/(Expenditures)	\$ (200,274)		\$ (522,802)	
Beginning Fund Balance	\$ 628,197		\$ 1,154,348	
Ending Fund Balance	\$ 427,923		\$ 631,546	

Due from General Fund	\$ 6,437
Due to Genral Fund	
Assessment Receivable	----
Interest Receivable	----
Reserve A5	\$ 397,475
Revenue A5	\$ 212,341
Interest A5	----
Prepayment A5	\$ 15,294
Total	\$ 631,546

Villages of Westport

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For the Period Ending June 30, 2025

	Series 2005A
<u>Revenues</u>	
Interest Income	\$3,021
Developer Contributions	\$0
Total Revenues	\$3,021
<u>Expenditures</u>	
Capital Outlay	\$0
Professional Fees	\$0
Miscellaneous	\$0
Total Expenditures	\$0
<u>Other Sources/(Uses)</u>	
Transfer In/(Out)	(\$63)
Total Other Sources/ (Uses)	(\$63)
Excess Revenues/(Expenditures)	\$2,957
Beginning Fund Balance	\$82,391
Ending Fund Balance	\$85,348

Villages of Westport
Community Development District
Month by Month

October	November	December	January	February	March	April	May	June	July	August	September	Total
---------	----------	----------	---------	----------	-------	-------	-----	------	------	--------	-----------	-------

Revenues

Maintenance Assessments- Tax Roll	\$ -	\$ 14,599	\$ 408,212	\$ 994	\$ 686	\$ 1,767	\$ 1,725	\$ 721	\$ 3,382	\$ -	\$ -	\$ -	\$ 432,087
Maintenance Assessments- Direct Bills	\$ 59,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,697
Interest Income	\$ 25	\$ 24	\$ 36	\$ 954	\$ 913	\$ 1,210	\$ 1,513	\$ 1,181	\$ 941	\$ -	\$ -	\$ -	\$ 6,797
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 40	\$ 900	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Transfer In	\$ -	\$ -	\$ 254,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,599

Total Revenue	\$ 59,722	\$ 14,624	\$ 662,847	\$ 1,988	\$ 2,499	\$ 2,978	\$ 3,288	\$ 1,903	\$ 4,324	\$ -	\$ -	\$ -	\$ 754,171
----------------------	------------------	------------------	-------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-------------	-------------	-------------	-------------------

Expenditures

Administrative

Supervisors Fees	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Engineering	\$ -	\$ -	\$ -	\$ 2,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,670
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 500	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ 2,500
Amortization Schedule	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Attorney	\$ 9,931	\$ 5,346	\$ 2,899	\$ 9,472	\$ 2,088	\$ 2,076	\$ 8,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,296
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ 3,409	\$ -	\$ -	\$ -	\$ 30,677
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ 1	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 86
Postage	\$ 71	\$ 38	\$ 92	\$ 33	\$ 4	\$ 69	\$ 94	\$ 147	\$ 41	\$ -	\$ -	\$ -	\$ 590
Printing & Binding	\$ -	\$ 11	\$ 1	\$ 1	\$ 75	\$ 7	\$ 2	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ 109
Insurance-Liability	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Legal Advertising	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 361	\$ -	\$ -	\$ 254	\$ -	\$ -	\$ -	\$ 704
Other Current Charges	\$ 50	\$ 50	\$ 65	\$ 60	\$ 50	\$ 50	\$ 87	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ 542
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 3
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175

Total Administrative	\$ 33,243	\$ 9,353	\$ 6,966	\$ 16,946	\$ 6,211	\$ 6,473	\$ 14,426	\$ 4,133	\$ 4,269	\$ -	\$ -	\$ -	\$ 102,020
-----------------------------	------------------	-----------------	-----------------	------------------	-----------------	-----------------	------------------	-----------------	-----------------	-------------	-------------	-------------	-------------------

Villages of Westport
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Common Area Maintenance</u>													
Field Services	\$ 1,600	\$ 1,556	\$ 1,554	\$ 1,554	\$ 1,554	\$ 1,554	\$ 1,554	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ 14,925
Landscape Maintenance	\$ 6,152	\$ 6,152	\$ 6,152	\$ 6,152	\$ 6,152	\$ 6,152	\$ 6,877	\$ 6,152	\$ 6,152	\$ -	\$ -	\$ -	\$ 56,093
Landscape Contingency	\$ 600	\$ -	\$ 1,265	\$ 1,900	\$ -	\$ -	\$ -	\$ 15,138	\$ -	\$ -	\$ -	\$ -	\$ 18,903
Mowing - Lake Bank/Row	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ 1,650
Irrigation - Repairs	\$ -	\$ -	\$ 5,852	\$ 655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,507
Lake Maintenance	\$ 1,187	\$ 1,187	\$ 1,482	\$ 1,482	\$ 1,482	\$ 1,482	\$ 1,482	\$ 1,482	\$ 1,482	\$ -	\$ -	\$ -	\$ 12,746
Repairs and Maintenance	\$ 238	\$ 1,210	\$ 2,206	\$ 1,458	\$ 3,580	\$ 4,291	\$ 788	\$ 1,475	\$ 2,061	\$ -	\$ -	\$ -	\$ 17,306
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Common Area Maintenance	\$ 9,777	\$ 10,105	\$ 18,510	\$ 13,200	\$ 12,768	\$ 13,479	\$ 10,700	\$ 27,897	\$ 11,694	\$ -	\$ -	\$ -	\$ 128,130
<u>Amenity Center:</u>													
Facility/Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574	\$ -	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ 10,829
Janitorial	\$ 910	\$ 634	\$ 650	\$ 628	\$ 628	\$ 628	\$ 628	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ 6,038
Pool Maintenance	\$ 1,208	\$ 1,635	\$ 2,139	\$ 1,101	\$ 7,269	\$ 16,668	\$ 120,043	\$ 1,695	\$ 12,771	\$ -	\$ -	\$ -	\$ 164,528
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ 325
Utilities - Water/Electric	\$ 3,156	\$ 4,158	\$ 2,251	\$ 3,670	\$ 2,215	\$ 2,417	\$ 2,565	\$ 3,370	\$ 4,179	\$ -	\$ -	\$ -	\$ 27,980
Trash	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Pest Control	\$ 47	\$ 47	\$ 47	\$ 47	\$ 47	\$ 47	\$ 47	\$ 47	\$ 47	\$ -	\$ -	\$ -	\$ 423
Irrigation Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 7,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,716
Telephone	\$ 263	\$ -	\$ 263	\$ 134	\$ -	\$ 268	\$ -	\$ 134	\$ 132	\$ -	\$ -	\$ -	\$ 1,193
Access Control	\$ 446	\$ -	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544
Community Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrolling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,024	\$ 864	\$ -	\$ -	\$ -	\$ 3,888
Security Camera System/Monitoring	\$ 560	\$ 560	\$ 560	\$ 560	\$ 1,554	\$ 3,261	\$ 660	\$ 660	\$ 760	\$ -	\$ -	\$ -	\$ 9,135
Repairs and Maintenance Building - Contract	\$ 908	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,908
Repairs and Maintenance Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ -	\$ 2,099	\$ -	\$ 232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,331
Dues and License	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Center	\$ 15,393	\$ 10,133	\$ 7,009	\$ 7,371	\$ 12,712	\$ 24,862	\$ 124,942	\$ 19,852	\$ 19,745	\$ -	\$ -	\$ -	\$ 242,019
<u>Other</u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 58,413	\$ 29,592	\$ 32,485	\$ 37,517	\$ 31,691	\$ 44,813	\$ 150,068	\$ 51,881	\$ 35,709	\$ -	\$ -	\$ -	\$ 472,169
Excess Revenues/ (Expenditures)	\$ 1,308	\$ (14,968)	\$ 630,363	\$ (35,529)	\$ (29,192)	\$ (41,835)	\$ (146,780)	\$ (49,979)	\$ (31,385)	\$ -	\$ -	\$ -	\$ 282,002

Villages of Westport
Community Development District
Long Term Debt Report

SERIES 2005A, SPECIAL ASSESSMENT REVENUE BONDS	
OPTIONAL REDEMPTION DATE	5/1/2013
INTEREST RATE:	5.70%
MATURITY DATE:	5/1/2035
RESERVE FUND DEFINITION	6.9126% BONDS DEEMED OUTSTANDING
RESERVE FUND REQUIREMENT	\$397,475
RESERVE FUND BALANCE	\$397,475
BONDS OUTSTANDING - 9-30-22	\$7,265,000
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$390,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	(\$410,000)
LESS: SPECIAL CALL PAYMENT - 11/01/24	(\$265,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	(\$415,000)
LESS: SPECIAL CALL PAYMENT - 5/01/25	(\$35,000)
CURRENT BONDS OUTSTANDING	\$5,750,000

C.

Villages of Westport

Community Development District

Assessment Receipts Schedule - Fiscal Year 2025

Gross Assessment	\$	1,196,807.32	\$	730,869.49	\$	465,937.83
Less: Disc. & Coll. (7.5%)	\$	(89,760.55)	\$	(54,815.21)	\$	(34,945.34)
Net Assessment	\$	1,107,046.77	\$	676,054.28	\$	430,992.49

Date	Amount	Debt Service	O&M
11/6/24	\$ 3,415.44	\$ 2,085.75	\$ 1,329.69
11/15/24	\$ 9,913.43	\$ 6,053.96	\$ 3,859.47
11/21/24	\$ 6,906.00	\$ 4,217.37	\$ 2,688.63
11/29/24	\$ 17,265.02	\$ 10,543.45	\$ 6,721.57
12/5/24	\$ 83,893.42	\$ 51,232.26	\$ 32,661.16
12/10/24	\$ 772,496.84	\$ 471,750.43	\$ 300,746.41
12/19/24	\$ 192,142.50	\$ 117,338.09	\$ 74,804.41
1/7/25	\$ 2,553.52	\$ 1,559.39	\$ 994.13
2/6/25	\$ 1,762.46	\$ 1,076.30	\$ 686.16
3/6/25	\$ 1,780.45	\$ 1,087.29	\$ 693.16
3/19/25	\$ 2,758.93	\$ 1,684.83	\$ 1,074.10
4/3/25	\$ 4,430.93	\$ 2,705.89	\$ 1,725.04
5/21/25	\$ 1,852.40	\$ 1,131.23	\$ 721.17
6/26/25	\$8,687.93	\$ 5,305.57	\$ 3,382.36

Total	\$	1,109,859.27	\$	677,771.82	\$	432,087.45
Remaining	\$	-	\$	-	\$	-
Percentage Collected		100%		100%		100%

**Villages of Westport CDD
JEA Utility Schedule**

FY25

Service	Address	Account	October	November	December	January	February	March	April	May	June	July	August	September	Total	Average
Electric - Commercial	12060 Braddock Rd	0230853498	\$ 69.46	\$ 66.80	\$ 76.65	\$ 69.66	\$ 65.48	\$ 76.05	\$ 69.23	\$ 68.41	\$ 66.41	\$ -	\$ -	\$ -	\$ 628.15	\$ 70.64
Irrigation	12060 Braddock Rd	0230853498	\$ 1,448.88	\$ 284.85	\$ 1,863.65	\$ 913.69	\$ 739.76	\$ 833.73	\$ 1,094.60	\$ 1,263.68	\$ 1,133.25	\$ -	\$ -	\$ -	\$ 9,576.09	\$ 1,127.77
Electric - Irrigation	12424 Cadley Cir	0230853498	\$ 85.26	\$ 81.94	\$ 93.20	\$ 92.62	\$ 90.69	\$ 105.88	\$ 98.10	\$ 98.88	\$ 97.11	\$ -	\$ -	\$ -	\$ 843.68	\$ 88.26
Other Services	12060 Braddock Rd	0230853498	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ 50.00
Electric	12507 Hoptree Rd APT SG01	0230853498	\$ 23.32	\$ 23.22	\$ 23.28	\$ 23.34	\$ 27.04	\$ 35.68	\$ 34.61	\$ 34.65	\$ 34.46	\$ -	\$ -	\$ -	\$ 259.60	\$ 23.29
Irrigation	6813 Myrtle Oak Rd APT IR01	0230853498	\$ 52.07	\$ 52.07	\$ 55.99	\$ 40.29	\$ 105.22	\$ 96.31	\$ 62.14	\$ 52.49	\$ 38.11	\$ -	\$ -	\$ -	\$ 554.69	\$ 50.43
Irrigation	12515 Hoptree Rd APT IR01	0230853498	\$ 359.44	\$ 32.45	\$ 32.45	\$ 36.37	\$ 207.50	\$ 189.96	\$ 453.43	\$ 636.99	\$ 748.10	\$ -	\$ -	\$ -	\$ 2,696.69	\$ 245.15
Electric - Commercial	6714 Sandle Dr	0230853499	\$ 577.36	\$ 529.57	\$ 589.96	\$ 596.40	\$ 547.53	\$ 521.34	\$ 233.70	\$ 590.62	\$ 596.73	\$ -	\$ -	\$ -	\$ 4,783.21	\$ 434.84
Water	6714 Sandle Dr	0230853500	\$ 40.11	\$ 40.11	\$ 40.11	\$ 51.60	\$ 34.36	\$ 47.77	\$ 254.26	\$ 74.60	\$ 65.15	\$ -	\$ -	\$ -	\$ 648.07	\$ 58.92
Sewer	6714 Sandle Dr	0230853500	\$ 80.79	\$ 80.79	\$ 80.79	\$ 120.28	\$ 61.05	\$ 107.12	\$ 450.63	\$ 164.12	\$ 149.04	\$ -	\$ -	\$ -	\$ 1,294.61	\$ 117.69
Irrigation	6714 Sandle Dr	0230853500	\$ 1,420.92	\$ 1,059.66	\$ 613.67	\$ 270.26	\$ 537.86	\$ 551.24	\$ 619.59	\$ 1,194.45	\$ 1,122.33	\$ -	\$ -	\$ -	\$ 7,389.98	\$ 671.82
			\$ 4,157.61	\$ 2,251.46	\$ 3,469.75	\$ 2,414.51	\$ 2,416.49	\$ 2,565.08	\$ 3,370.29	\$ 4,178.89	\$ 4,050.69	\$ -	\$ -	\$ -	\$ 28,874.77	

FY24

Service	Address	Account	October	November	December	January	February	March	April	May	June	July	August	September	Total	Average
Electric - Commercial	12060 Braddock Rd	0230853498	\$ 70.35	\$ 81.50	\$ 76.33	\$ 83.03	\$ 73.29	\$ 66.64	\$ 64.49	\$ 66.95	\$ 59.62	\$ 64.66	\$ 66.66	\$ 65.77	\$ 839.29	\$ 77.80
Irrigation	12060 Braddock Rd	0230853498	\$ 1,114.39	\$ 1,154.53	\$ 672.86	\$ 307.15	\$ 467.70	\$ 1,029.65	\$ 64.89	\$ 68.81	\$ 76.66	\$ 1,522.00	\$ 307.15	\$ 574.74	\$ 7,360.53	\$ 812.23
Electric - Irrigation	12424 Cadley Cir	0230853498	\$ 78.62	\$ 87.65	\$ 80.74	\$ 89.53	\$ 81.71	\$ 76.27	\$ 77.11	\$ 83.83	\$ 77.08	\$ 64.77	\$ 29.33	\$ 81.69	\$ 908.33	\$ 84.14
Other Services	12060 Braddock Rd	0230853498	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ 50.00
Electric	12507 Hoptree Rd APT SG01	0230853498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 23.15	\$ 23.23	\$ 56.38	\$ -
Irrigation	6813 Myrtle Oak Rd APT IR01	0230853498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 52.07	\$ 52.07	\$ 114.14	\$ 5.64
Irrigation	12515 Hoptree Rd APT IR01	0230853498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 288.08	\$ 314.84	\$ 612.92	\$ 27.10
Electric - Commercial	6714 Sandle Dr	0230853499	\$ 753.93	\$ 830.22	\$ 748.41	\$ 859.71	\$ 492.68	\$ 581.74	\$ 633.19	\$ 692.64	\$ 673.15	\$ 655.63	\$ 497.98	\$ 565.33	\$ 7,984.61	\$ 674.48
Water	6714 Sandle Dr	0230853500	\$ 65.01	\$ 43.94	\$ 59.27	\$ 72.68	\$ 59.27	\$ 61.18	\$ 66.93	\$ 82.26	\$ 89.92	\$ 55.43	\$ 63.10	\$ 45.86	\$ 764.85	\$ 65.36
Sewer	6714 Sandle Dr	0230853500	\$ 166.36	\$ 93.96	\$ 146.61	\$ 192.68	\$ 146.61	\$ 153.19	\$ 172.94	\$ 225.59	\$ 251.92	\$ 133.45	\$ 159.77	\$ 100.54	\$ 1,943.62	\$ 167.55
Irrigation	6714 Sandle Dr	0230853500	\$ 925.87	\$ 573.53	\$ 551.24	\$ 511.10	\$ 466.50	\$ 631.51	\$ 1,336.18	\$ 1,492.27	\$ 1,345.10	\$ 1,392.94	\$ 1,180.08	\$ 1,331.72	\$ 11,738.04	\$ 946.03
			\$ 3,274.53	\$ 2,865.33	\$ 2,435.46	\$ 2,115.88	\$ 1,787.76	\$ 2,600.18	\$ 2,415.73	\$ 2,712.35	\$ 2,573.45	\$ 3,918.88	\$ 2,667.37	\$ 3,155.79	\$ 32,522.71	

Variance FY24 & FY25

Service	Address	Account	October	November	December	January	February	March	April	May	June	July	August	September	Total	Average
Electric - Commercial	12060 Braddock Rd	0230853498	\$ (0.89)	\$ (14.70)	\$ 0.32	\$ (13.37)	\$ (7.81)	\$ 9.41	\$ 4.74	\$ 1.46	\$ 6.79	\$ -	\$ -	\$ -	\$ -	\$ (7.16)
Irrigation	12060 Braddock Rd	0230853498	\$ 334.49	\$ (869.68)	\$ 1,190.79	\$ 606.54	\$ 272.06	\$ (195.92)	\$ 1,029.71	\$ 1,194.87	\$ 1,056.59	\$ -	\$ -	\$ -	\$ -	\$ 315.54
Electric - Irrigation	12424 Cadley Cir	0230853498	\$ 6.64	\$ (5.71)	\$ 12.46	\$ 3.09	\$ 8.98	\$ 29.61	\$ 20.99	\$ 15.05	\$ 20.03	\$ -	\$ -	\$ -	\$ -	\$ 4.12
Other Services	12060 Braddock Rd	0230853498	\$ (100.00)	\$ -	\$ (100.00)	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	12507 Hoptree Rd APT SG01	0230853498	\$ 23.32	\$ 23.22	\$ 23.28	\$ 23.34	\$ 27.04	\$ 35.68	\$ 34.61	\$ 34.65	\$ 34.46	\$ -	\$ -	\$ -	\$ -	\$ 23.29
Irrigation	6813 Myrtle Oak Rd APT IR01	0230853498	\$ 52.07	\$ 52.07	\$ 55.99	\$ 40.29	\$ 105.22	\$ 96.31	\$ 62.14	\$ 52.49	\$ 38.11	\$ -	\$ -	\$ -	\$ -	\$ 50.43
Irrigation	12515 Hoptree Rd APT IR01	0230853498	\$ 359.44	\$ 32.45	\$ 32.45	\$ 36.37	\$ 207.50	\$ 189.96	\$ 453.43	\$ 636.99	\$ 748.10	\$ -	\$ -	\$ -	\$ -	\$ 245.15
Electric - Commercial	6714 Sandle Dr	0230853499	\$ (176.57)	\$ (300.65)	\$ (158.45)	\$ (263.31)	\$ 54.85	\$ (60.40)	\$ (399.49)	\$ (102.02)	\$ (76.42)	\$ -	\$ -	\$ -	\$ -	\$ (134.77)
Water	6714 Sandle Dr	0230853500	\$ (24.90)	\$ (3.83)	\$ (19.16)	\$ (21.08)	\$ (24.91)	\$ (13.41)	\$ 187.33	\$ (7.66)	\$ (24.77)	\$ -	\$ -	\$ -	\$ -	\$ 4.33
Sewer	6714 Sandle Dr	0230853500	\$ (85.57)	\$ (13.17)	\$ (65.82)	\$ (72.40)	\$ (85.56)	\$ (46.07)	\$ 277.69	\$ (61.47)	\$ (102.88)	\$ -	\$ -	\$ -	\$ -	\$ (23.20)
Irrigation	6714 Sandle Dr	0230853500	\$ 495.05	\$ 486.13	\$ 62.43	\$ (240.84)	\$ 71.36	\$ (80.27)	\$ (716.59)	\$ (297.82)	\$ (222.77)	\$ -	\$ -	\$ -	\$ -	\$ (40.30)
			\$ 883.08	\$ (613.87)	\$ 1,034.29	\$ 298.63	\$ 628.73	\$ (35.10)	\$ 954.56	\$ 1,466.54	\$ 1,477.24	\$ -	\$ -	\$ -	\$ -	

D.

Villages of Westport

Community Development District

Check Register Summary

April 1, 2025 to June 30, 2025

Bank	Date	Check No.'s		Amount
General Fund	4/11/25	2093 - 2097	\$	75,715.91
	4/24/25	2098	\$	4,390.72
	4/28/25	2099 - 2104	\$	4,328.41
	5/6/25	2105 - 2112	\$	18,852.47
	5/14/25	2113 - 2115	\$	59,651.56
	5/30/25	2116 - 2119	\$	12,740.84
	6/4/25	2120 - 2125	\$	31,784.07
	6/23/25	2126 - 2131	\$	23,393.86
			\$	230,857.84
Utilities - ACH Debit	4/21/25	JEA	\$	2,565.08
	5/1/25	Comcast	\$	133.77
	5/16/25	JEA	\$	3,370.29
	6/2/25	Comcast	\$	131.90
	6/11/25	FL Department of Health	\$	325.25
	6/18/25	JEA	\$	4,178.89
			\$	10,705.18
Debit Card	4/18/25	Home Depot	\$	6.74
	4/18/25	Home Depot	\$	177.87
	4/21/25	Home Depot	\$	32.51
	5/5/25	Home Depot	\$	13.33
	5/7/25	Kirks Power Pres	\$	500.00
	5/7/25	Kirks Power Pres	\$	721.00
	5/23/25	Village Key	\$	16.00
	5/28/25	Academy Sports	\$	27.93
	6/9/25	Amazon	\$	379.32
			\$	1,874.70
TOTAL			\$	243,437.72

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/25	00001	4/18/25 14691	202504 320-53800-46000	REPAIR ISLAND LIGHTS	*	570.50	
				BEACHES ELECTRICAL SERVICE INC.			570.50 002099
4/28/25	00002	4/16/25 76552805	202504 330-57200-46600	APR PEST CONTROL	*	46.96	
				BUG OUT			46.96 002100
4/28/25	00069	4/23/25 14548	202504 320-53800-46200	1 LOAD OF DIRT IN DITCH	*	725.00	
				CORE OUTDOORS, LLC			725.00 002101
4/28/25	00046	4/15/25 3	202504 310-51300-31300	SERIES 2005A 5/11 PREPAY	*	250.00	
				DISCLOSURE SERVICES LLC			250.00 002102
4/28/25	00032	4/15/25 11940	202503 310-51300-31500	MAR GEN COUNSEL	*	2,076.00	
				KILINSKI VAN WYK PLLC			2,076.00 002103
4/28/25	00031	4/11/25 75817229	202504 330-57200-34500	SECURITY 4/21-5/20	*	659.95	
				VECTOR SECURITY, INC.			659.95 002104
5/06/25	00011	4/02/25 04022025	202504 310-51300-11000	4.2.25 PAYROLL	*	200.00	
		4/28/25 04282025	202504 310-51300-11000	4.28.25 PAYROLL	*	200.00	
				ALICE SANFORD			400.00 002105
5/06/25	00051	4/02/25 04022025	202504 310-51300-11000	4.2.25 PAYROLL	*	200.00	
		4/28/25 04282025	202504 310-51300-11000	4.28.25 PAYROLL	*	200.00	
				ANINA GUYTON			400.00 002106
5/06/25	00058	4/01/25 9295275	202504 320-53800-46200	APR LANDSCAPE MAINTENANCE	*	6,152.00	
		5/01/25 9330278	202505 320-53800-46200	MAY LANDSCAPE MAINTENANCE	*	6,152.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			12,304.00 002107
5/06/25	00054	5/02/25 3573	202505 330-57200-46400	MAY POOL SERVICE	*	800.00	
				C BUSS ENTERPRISES, INC.			800.00 002108

VWSP VILL O WESTPRT SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/06/25	00050	4/02/25 04022025 4.2.25 PAYROLL	202504 310-51300-11000			*	200.00		
		4/28/25 04282025 4.28.25 PAYROLL	202504 310-51300-11000			*	200.00		
				CARL HAWKINS				400.00	002109
5/06/25	00061	5/02/25 05-2025- MAY FIELD MANAGER	202505 320-53800-34000			*	2,000.00		
		5/02/25 05-2025- MAY JANITORIAL	202505 330-57200-46700			*	666.67		
				FLORIDA COMMUNITY SPECIALISTS LLC				2,666.67	002110
5/06/25	00049	4/02/25 04022025 4.2.25 PAYROLL	202504 310-51300-11000			*	200.00		
		4/28/25 04282025 4.28.25 PAYROLL	202504 310-51300-11000			*	200.00		
				GODFREY STORY				400.00	002111
5/06/25	00004	5/01/25 PSI16264 MAY LAKE MAINTENANCE	202505 320-53800-46800			*	1,481.80		
				SOLITUDE LAKE MANAGEMENT				1,481.80	002112
5/14/25	00054	4/24/25 3426 RESURFACING FINAL BAL	202504 330-57200-46400			*	52,510.00		
				C BUSS ENTERPRISES, INC.				52,510.00	002113
5/14/25	00029	5/01/25 92 MAY MANAGEMENT FEES	202505 310-51300-34000			*	3,408.58		
		5/01/25 92 MAY WEBSITE ADMIN	202505 310-51300-49500			*	100.00		
		5/01/25 92 MAY INFO TECH	202505 310-51300-35100			*	150.00		
		5/01/25 92 MAY DISSEM AGENT SERVICES	202505 310-51300-31300			*	250.00		
		5/01/25 92 MAY RECORD STORAGE	202505 310-51300-49000			*	50.00		
		5/01/25 92 OFFICE SUPPLIES	202505 310-51300-51000			*	.27		
		5/01/25 92 POSTAGE	202505 310-51300-42000			*	146.71		
		5/01/25 92 COPIES	202505 310-51300-42500			*	12.00		
				GOVERNMENTAL MANAGEMENT SERVICES				4,117.56	002114
5/14/25	00070	5/07/25 1180 MAY CONSTRUCTION POOL SEC	202505 330-57200-34700			*	3,024.00		
				LATASHA PHINNESSEE				3,024.00	002115
				VWSP VILL O WESTPRT SRICE					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/30/25	00071	5/29/25 1230	202505 320-53800-46400	POND MOWING	*	1,650.00	
				AL DIRTWORKS LLC			1,650.00 002116
5/30/25	00002	5/16/25 77919656	202505 330-57200-46600	MAY PEST CONTROL	*	46.96	
				BUG OUT			46.96 002117
5/30/25	00032	5/16/25 12192	202504 310-51300-31500	APR GENERAL COUNSEL	*	8,484.18	
				KILINSKI VAN WYK PLLC			8,484.18 002118
5/30/25	00072	4/01/25 13129562	202504 330-57200-46400	APR POOL SERVICES	*	895.00	
		5/01/25 13129562	202505 330-57200-46400	MAY POOL SERVICE	*	895.00	
		5/14/25 13129562	202502 330-57200-46400	FEB PRORATE POOL SERVICE	*	769.70	
				POOLSURE			2,559.70 002119
6/04/25	00058	5/27/25 9363514	202505 320-53800-46300	REMOVAL & INSTALL	*	877.50	
		5/27/25 9363515	202505 320-53800-46300	ANNUALS	*	719.00	
		5/27/25 9363516	202505 320-53800-46300	PRIVACY HEDGE	*	4,359.81	
		5/27/25 9363517	202505 320-53800-46300	ENHANCEMENTS	*	9,181.77	
		6/01/25 9369385	202506 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	6,152.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			21,290.08 002120
6/04/25	00054	5/25/25 3676	202506 330-57200-46400	JUN POOL SERVICE	*	1,450.37	
				C BUSS ENTERPRISES, INC.			1,450.37 002121
6/04/25	00061	6/01/25 06-2025-	202506 320-53800-34000	JUN OPERATIONS MANAGEMENT	*	2,000.00	
		6/01/25 06-2025-	202506 330-57200-46700	JUN JANITORIAL	*	666.67	
				FLORIDA COMMUNITY SPECIALISTS LLC			2,666.67 002122
6/04/25	00029	6/01/25 93	202506 310-51300-34000	JUN MANAGEMENT FEES	*	3,408.58	
		6/01/25 93	202506 310-51300-49500	JUN WEBSITE ADMIN	*	100.00	

VWSP VILL O WESTPRT SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 93	202506 310-51300-35100		*	150.00	
		JUN INFO TECH					
		6/01/25 93	202506 310-51300-31300		*	250.00	
		JUN DISSEM AGENT SERVICES					
		6/01/25 93	202506 310-51300-49000		*	50.00	
		JUN RECORD STORAGE					
		6/01/25 93	202506 310-51300-51000		*	.27	
		OFFICE SUPPLIES					
		6/01/25 93	202506 310-51300-42000		*	41.17	
		POSTAGE					
		6/01/25 93	202506 310-51300-41000		*	.13	
		TELEPHONE					
			GOVERNMENTAL MANAGEMENT SERVICES				4,000.15 002123
6/04/25 00072		6/01/25 13129562	202506 330-57200-46400		*	895.00	
		JUN POOL CHEMICALS					
			POOLSURE				895.00 002124
6/04/25 00004		6/01/25 PSI17080	202506 320-53800-46800		*	1,481.80	
		JUN LAKE MAINTENANCE					
			SOLITUDE LAKE MANAGEMENT				1,481.80 002125
6/23/25 00002		6/16/25 79205898	202506 330-57200-46600		*	46.96	
		JUN PEST CONTROL					
			BUG OUT				46.96 002126
6/23/25 00054		6/04/25 3779	202506 330-57200-46400		*	10,425.90	
		WATER TANK REPAIR					
			C BUSS ENTERPRISES, INC.				10,425.90 002127
6/23/25 00029		6/18/25 96	202505 320-53800-46000		*	196.60	
		MAY MAINTENANCE SUPPLIES					
		6/30/25 94	202505 330-57200-34800		*	10,255.50	
		MAY POOL MONITOR					
			GOVERNMENTAL MANAGEMENT SERVICES				10,452.10 002128
6/23/25 00018		6/19/25 25-03315	202506 310-51300-48000		*	254.00	
		NTC OF MEETING 7/21/25					
			JACKSONVILLE DAILY RECORD				254.00 002129
6/23/25 00072		5/14/25 13129562	202503 330-57200-46400		*	895.00	
		MAR POOL CHEMICALS					
			POOLSURE				895.00 002130
6/23/25 00031		5/11/25 75977003	202505 330-57200-34500		*	659.95	
		MAY SECURITY					

VWSP VILL O WESTPRT SRICE

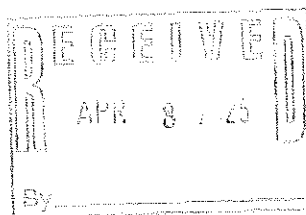
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/11/25	76136682 202506 330-57200-34500		*	659.95	
			JUN SECURITY				
				VECTOR SECURITY, INC.			1,319.90 002131

						TOTAL FOR BANK A	230,857.84
						TOTAL FOR REGISTER	230,857.84

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



~~001-330-57200-46600~~
001-330-572-464

Bill to

Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

Invoice no.: 3373

Terms: Due on receipt

Invoice date: 04/08/2025

Due date: 04/08/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REMODEL	2ND DRAW: COMMENCEMENT	0.5	\$131,275.00	\$65,637.50
Total					\$65,637.50

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSSE ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

001.320.57200.34100



"Attention to Detail" in Acreage Management

Florida Community Specialists, LLC
162 S. Prairie Lakes Drive
St. Augustine, FL 32084

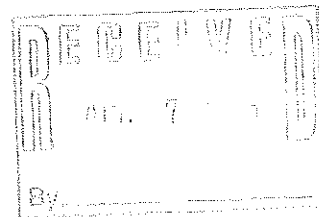
Invoice Date 4/1/2025
Invoice No: 04-2025-01
Terms 15 Days

Invoice To:

Villages of Westport CDD
C/O GMS
475 W. Town Place Ste. 114
St. Augustine, FL 32092

Description	Budget - Code	Quantity	Item Amount	Amount
Field Services 5	Field Services	1	\$ 1,553.83	\$ 1,553.83
Janitorial 6	Janitorial	1	\$ 627.50	\$ 627.50
Pool Maintenance 7	Pool Maintenance	1	\$ 1,000.00	\$ 1,000.00
Facility Maintenance 8	Facility Maintenance Contracted	1	\$ 1,000.00	\$ 1,000.00
Total Payable			\$ 4,181.33	\$ 4,181.33
<p>Notes:</p> <p>Thank you for choosing Florida Community Specialists (FCS) as your preferred service provider!</p> <p>Howard "Mac" McGaffney - President</p>				

Field svrc 1. 320.538.34
Janitorial 6 1. 330.572.467
pool maint 7 330.572.464
Facility maint 8 330.572.466001



001.310.51300.48000

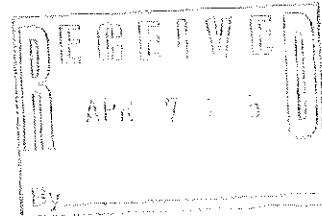


ACCOUNT NAME		ACCOUNT #	INV. DATE
Villages Of Westport Community Development District		1521045	04/01/2025
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007040849	Mar 1- Mar 31, 2025	\$360.68	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$360.68	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: APRIL 30, 2025
Villages Of Westport Community Development District 475 W Town PL # 114 St Augustine, FL 32092-3649	Legal Entity: Gannett Media Corp. 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.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
FEDERAL ID 47-2390983	
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.	

Date	Description	Amount
3/1/25	Balance Forward	\$0.00

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/25/25	11152780	JKL Florida Times-Union	NOTICE OF MEETING		\$360.68



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$360.68
Service Fee 3.99%	\$14.39
*Cash/Check/ACH Discount	-\$14.39
*Payment Amount by Cash/Check/ACH	\$360.68
Payment Amount by Credit Card	\$375.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Villages Of Westport Community Development District		1521045		0007040849		\$360.68
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$360.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.68
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$375.07
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001521045000000000000070408490003606867179

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Villages Of Westport Community Development District
475 W Town PL # 114
St Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

03/25/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$360.68

Tax Amount: \$0.00

Payment Cost: \$360.68

Order No: 11152780

Customer No: 1521045

PO #:

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE OF MEETING VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Villages of Westport Community Development District will be held on Wednesday, April 2, 2025, at 5:00 p.m., at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting 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 such appeal is to be based.

Darrin Mossing
District Manager

3/25/2025

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 91

Invoice Date: 4/1/25

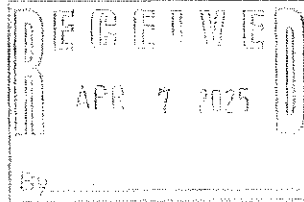
Due Date: 4/1/25

Case:

P.O. Number:

Bill To:

Villages of Westport CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 001 310. 51300. 34000		3,408.58	3,408.58
Website Administration - April 2025 - 001 310. 51300. 49500		100.00	100.00
Information Technology - April 2025 001 310. 51300. 35100		150.00	150.00
Dissemination Agent Services - April 2025 001 310. 51300. 31300		250.00	250.00
Record Storage - April 2025 001 310. 513. 49000		50.00	50.00
Office Supplies 001 310 51300 51000		0.27	0.27
Postage 001 310. 51300. 42000		94.10	94.10
Copies 001 310 51300. 42500		1.65	1.65

Total \$4,054.60**Payments/Credits** \$0.00**Balance Due** \$4,054.60



001.320 ~~57200~~. 46800
538

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI154839
Invoice Date: 4/1/2025

Bill
To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
Saint Augustine, FL 32092

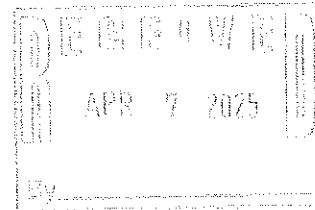
Ship

To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
St Augustine, FL 32092

Ship Via
Ship Date 4/1/2025
Due Date 5/1/2025
Terms Net 30

Customer ID 8794
P.O. Number
P.O. Date 4/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,481.80	1,481.80
April Billing					
4/1/2025 - 4/30/2025					
Villages/Westport-Cdd-Lake-ALL					
Villages of Westport Pond 6					
Villages of Westport Pond 5					
Villages of Westport Pond 4					
Villages of Westport Pond 3					
Villages of Westport Pond 2					
Villages of Westport Pond 1					
Villages of Westport Pond 10					
Villages of Westport Pond 8					
Villages of Westport Pond 9					
Villages of Westport Pond 7					
Villages of Westport Pond 11					
Villages of Westport Pond 12					



Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,481.80

Subtotal: 1,481.80
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,481.80

Villages of Westport

Community Development District

Assessment Receipts Schedule - Fiscal Year 2025

Gross Assessment	\$	1,196,807.32	\$	730,869.49	\$	465,937.83
Less: Disc. & Coll. (7.5%)	\$	(89,760.55)	\$	(54,815.21)	\$	(34,945.34)
Net Assessment	\$	1,107,046.77	\$	676,054.28	\$	430,992.49

Date	Amount	Debt Service	O&M
11/6/24	\$ 3,415.44	\$ 2,085.75	\$ 1,329.69
11/15/24	\$ 9,913.43	\$ 6,053.96	\$ 3,859.47
11/21/24	\$ 6,906.00	\$ 4,217.37	\$ 2,688.63
11/29/24	\$ 17,265.02	\$ 10,543.45	\$ 6,721.57
12/5/24	\$ 83,893.42	\$ 51,232.26	\$ 32,661.16
12/10/24	\$ 772,496.84	\$ 471,750.43	\$ 300,746.41
12/19/24	\$ 192,142.50	\$ 117,338.09	\$ 74,804.41
1/7/25	\$ 2,553.52	\$ 1,559.39	\$ 994.13
2/6/25	\$ 1,762.46	\$ 1,076.30	\$ 686.16
3/6/25	\$ 1,780.45	\$ 1,087.29	\$ 693.16
3/19/25	\$ 2,758.93	\$ 1,684.83	\$ 1,074.10
4/3/25	\$ 4,430.93	\$ 2,705.89	\$ 1,725.04

Total	\$	1,099,318.94	\$	671,335.03	\$	427,983.91
Remaining	\$	-	\$	-	\$	-
Percentage Collected		99%		99%		99%

FY25 Assessments
4.21.25 - Inv date and #
0013002070010000

Villages of Westport
Community Development District

475 West Town Place, Suite 114 St. Augustine, FL 32092
Phone: 904-940-5850

April 24, 2025

Scott Schuhle
U.S. Bank National Association
Corporate Trust Services
U.S. Bank, N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

RE: Villages of Westport CDD Checks

Dear Scott:

Attached please find a check representing FY25 Assessment Revenue funds. Please deposit the check in the account below:

Account	Check #	Amount
2005A Revenue - #235375000	2098	\$4,390.72

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Susan Rice

Susan Rice
District Accountant

BEACHES ELECTRICAL SERVICE INC.

214 Cokesbury Ct.

Green Cove Springs, FL 32043

US

+19046293182

beacheselectricalserviceinc@gmail.com

<https://beacheselectricalserviceinc.com>**Invoice**

LIC# EC13009844

BRIDGE & STRUTTING GENERAC

DN# 216093 DN# 1002-0011137120

BILL TO

Villages of Westport CDD
475 West Town Place, STE 114
St Augustine, FL 32092 FL

SHIP TO

Villages of Westport CDD
475 West Town Place, STE 114
St Augustine, FL 32092 FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14691	04/18/2025	\$570.50	05/18/2025	Net 30	

SHIP DATE

04/15/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/15/2025	Hourly rate for 2 person crew	Labor Per Hour for 2 person crew to troubleshoot and repair Main entrance island lights not working Found and cleared 1 short and replaced 1 bad fixture	2.50	200.00	500.00
	materials	One light fixture to match existing	1	70.50	70.50

Payment is due upon completion.

BALANCE DUE**\$570.50**

Total includes materials, labor and tax.

1 year warranty

[Pay invoice](#)

1.320.538.46
Repair island
lights

VISIT OUR WEBSITE<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN

(904) 406-0603 FAX



A RENTOKIL COMPANY PO Box 13848
Reading, PA 19612-3848

PAYMENT REQUESTED FROM:

Seq#: 000001

Governmental Management Services
393 PALM COAST PKWY SW UNIT 4
Palm Coast, FL 32137-4774



Invoice number:

76552805

Due date:

5/16/2025

Total due:

\$46.96

Bill To number:

3075531

Invoice date:

4/16/2025



Invoice Summary

Thank you for trusting BUG OUT to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 877-284-8688

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE

Villages Of Westport

6714 Sandle Dr

Jacksonville, FL ON 4/16/2025

46.96



1-330-572-466

APR pest control

SUBTOTAL: \$46.96

TOTAL DUE: \$46.96

Payment Receipt. Please Return with Payment Remittance

Amount due: \$46.96

Customer name:

Governmental Management Services

Core Outdoors LLC
134 Poole Blvd
St Augustine, FL 32095

*new vendor
538. 462
1. 320. 572. 461

Invoice Date
04-23-2025

Customer ID
VWP100

Invoice ID
14548

Draw ID
1

Work Order

Ship Date

To:

VILLAGES AT WESTPORT CDD
6702 SANDLE DR
JACKSONVILLE, FL 32219

Job Location:

6702 SANDLE DR - SW

Job# 25-3150

PO#

6702 SANDLE DR - 1 LOAD OF DIRT, SMOOTH RUTS
IN DITCH
1 LOAD OF DIRT
GRADE WORK

1.00	LS	275.00	275.00
1.00	LS	450.00	450.00



Amount Billed \$725.00

Retainage Held

04-23-2025

\$725.00

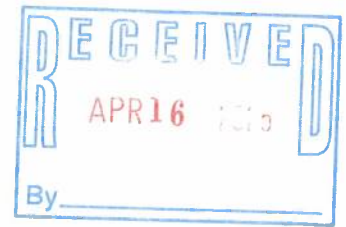
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	3

Bill To
Villages of Westport C/O GMS



Terms	Due Date
	4/15/2025

Description	Amount
Amortization Schedule Series 2005A 5-1-25 Prepay \$35,000 1.310.513.313 series 2005A 5/1 prepay	250.00

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

1.310.513.315
Mar Gen counsel



KILINSKI | VAN WYK

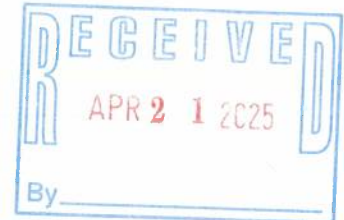
Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Villages of Westport CDD
GMS
475 West Town Place Suite 114
St Augustine, FL 32092

INVOICE

Invoice # 11940
Date: 04/15/2025
Due On: 05/15/2025



Villages of Westport CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	03/01/2025	Review status of revisions to facility operations agreement.	0.10	\$285.00	\$28.50
Service	CL	03/03/2025	Review correspondence from A. Sanford re: floodlight bids.	0.10	\$285.00	\$28.50
Service	JK	03/03/2025	Review communication from supervisor re: project status and support staff responses	0.20	\$365.00	\$73.00
Service	JK	03/04/2025	Begin draft board direction and communication policy for Board meeting; review communication on staffing for same	0.30	\$365.00	\$109.50
Service	CL	03/04/2025	Review correspondence concerning Supervisor directives beyond scope of Board action; Draft staff communication policy.	0.50	\$285.00	\$142.50
Service	JK	03/05/2025	Communication policy review and drafting; update same; field call from staff	0.20	\$365.00	\$73.00
Service	CL	03/05/2025	Review correspondence from D. Mossing and H. McGaffney concerning public records response; Review correspondence from A. Sanford re: HOA meeting.	0.20	\$285.00	\$57.00
Service	CL	03/06/2025	Review correspondence from A. Sanford.	0.50	\$285.00	\$142.50
Service	JK	03/06/2025	Review contract enforcement and	0.30	\$365.00	\$109.50

board responsibility correspondence and consider/respond to same						
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$365.00	\$36.50
Service	CL	03/10/2025	Confer with D. Mossing re: CDD101.	0.40	\$285.00	\$114.00
Service	CL	03/12/2025	Review correspondence from A. Sanford concerning burglar alarm; Review correspondence from A. Sanford concerning consideration of meeting times and locations to account for future meeting consistency.	0.20	\$285.00	\$57.00
Service	CL	03/22/2025	Review correspondence from H. McGaffney re: amendment to contract.	0.10	\$285.00	\$28.50
Service	JK	03/24/2025	Review multiple correspondence from Supervisor Sanford and responses from DM on same	0.30	\$365.00	\$109.50
Service	RVW	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$365.00	\$73.00
Service	CL	03/26/2025	Review correspondence from D. Mossing and A. Sanford regarding FCS invoices and pool access policies requiring identification; Confer with A. Sanford re: the same; Confer with D. Mossing concerning suspension letters issued; Review draft agenda letter.; Confer with S. Sweeting re: the same.	2.00	\$285.00	\$570.00
Service	CL	03/27/2025	Revise CDD101 powerpoint; Confer with S. Sweeting re: the same.	0.70	\$285.00	\$199.50
Service	JK	03/31/2025	Review agenda materials and change in meeting date/deferrals and confer with staff on same	0.20	\$365.00	\$73.00
Service	CD	03/31/2025	Draft Budget Approval Resolutions with Option Resolution setting O&M Assessment Hearing; Research District Website; Transmit Resolution to District Staff.	0.30	\$170.00	\$51.00
					Total	\$2,076.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11940	05/15/2025	\$2,076.00	\$0.00	\$2,076.00
Outstanding Balance				\$2,076.00
Total Amount Outstanding				\$2,076.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 75817229
Invoice Date: 04/11/2025
Branch: 72
Account Number: 6433445
Due Date: 05/11/2025

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
VILLAGES OF WESTPOR 6702 SANDLE DR 32219					
Service From: 04/21/2025 To: 05/20/2025					
MONITORING			477.00	0.00	477.00
Service From: 04/21/2025 To: 05/20/2025					
RECURRING SERVICES			182.95	0.00	182.95
1. 330.57200.34500 security 04/21-05/20					
Extended Total					
Tax Total					
Invoice Total					
Prior Balance					
Total Due					
\$659.95					\$659.95

Important Messages

Sales scams are on the rise. Learn how to protect yourself.

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

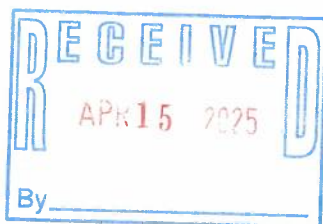
5L6HW9H



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

VILLAGES OF WESTPORT CDD
ALISON MOSSING
393 PALM COAST PKWY SW # 4
PALM COAST FL 32137-4774



Invoice

Customer Name: VILLAGES OF WESTPORT CDD
Invoice Number: 75817229
Invoice Date: 04/11/2025
Account Number: 6433445
Due Date: 05/11/2025
Amount Due: \$659.95

Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462



☐ Check box and fill out reverse side to correct billing address.

00000000720000000643344510075817229000000000659951

Attendance Sheet

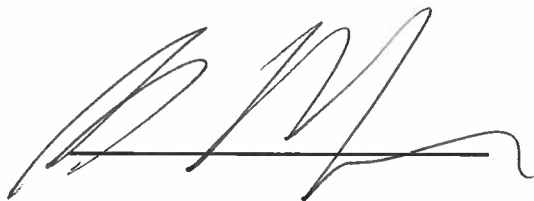
District: Villages of Westport CDD

Meeting Date: April 2, 2025

	Supervisor	In Attendance	Fees
1.	<i>Yashekia</i> Chairperson	<input checked="" type="checkbox"/>	\$0
2.	Annina Guyton Vice Chairperson	<input checked="" type="checkbox"/>	\$200
3.	Carl Hawkins Assistant Secretary	<input checked="" type="checkbox"/>	\$200
4.	Godfrey Story Assistant Secretary	<input type="checkbox"/>	\$200
5.	Alice Sanford Assistant Secretary	<input checked="" type="checkbox"/>	\$200

0013105130011000
4.2.25 Payroll

District Manager: _____



Date: _____

4-2-25

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

Attendance Sheet

District: Villages of Westport CDD

Meeting Date: April 28, 2025

	Supervisor	In Attendance	Fees
1.	<i>Yushekin</i> Chairperson	<input checked="" type="checkbox"/>	\$0
2.	Annina Guyton Vice Chairperson	<input checked="" type="checkbox"/>	\$200
3.	Carl Hawkins Assistant Secretary	<input checked="" type="checkbox"/>	\$200
4.	Godfrey Story Assistant Secretary	<input checked="" type="checkbox"/>	\$200
5.	Alice Sanford Assistant Secretary	<input checked="" type="checkbox"/>	\$200

0013105130011000

4.28.25 Payroll

District Manager: 

Date: 4-28-25

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING



INVOICE

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9295275
Invoice Date: 4/1/2025
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For April	6,152.00
Total invoice amount		6,152.00
Tax amount		
Balance due		6,152.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 26731784
Invoice #: 9295275
Invoice Date: 4/1/2025

Amount Due: \$6,152.00

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



INVOICE

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9330278
Invoice Date: 5/1/2025
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For May 0013205380046200 May Landscape Maintenance	6,152.00
Total invoice amount		6,152.00
Tax amount		
Balance due		6,152.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 26731784
Invoice #: 9330278
Invoice Date: 5/1/2025

Amount Due:	\$6,152.00
-------------	------------

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

Invoice no.: 3573
Terms: Net 30
Invoice date: 05/02/2025
Due date: 06/01/2025

0013305720046400
May Pool Service

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$800.00	\$800.00

Total \$800.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095



Florida Community Specialists, LLC
162 S. Prairie Lakes Drive
St. Augustine, Fl. 32084

Invoice Date 5/2/2025
Invoice No: 05-2025-01
Terms 15 Days

Invoice To: S. Ferrero / A. Mossing

Villages of Westport CDD
C/O GMS
475 W. Town Place Ste. 114
St. Augustine, Fl. 32092

Description	Budget - Code	Quantity	Item Amount	Amount
Operations Management	Field Services	1	\$ 2,000.00	\$ 2,000.00
Janitorial	Janitorial	1	\$ 666.67	\$ 666.67
0013205380034000				
0013305720046700				
Total Payable			\$ 2,666.67	\$ 2,666.67
Notes: Thank you for choosing Florida Community Specialists (FCS) as your preferred service provider! Howard "Mac" McGaffney - President				



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI162643
Invoice Date: 5/1/2025

Bill
To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
Saint Augustine, FL 32092

Ship
To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
St Augustine, FL 32092

Ship Via
Ship Date 5/1/2025
Due Date 5/31/2025
Terms Net 30

Customer ID 8794
P.O. Number
P.O. Date 5/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,481.80	1,481.80
May Billing					
5/1/2025 - 5/31/2025					
Villages/Westport-Cdd-Lake-ALL					
Villages of Westport Pond 6	0013205380046800				
Villages of Westport Pond 5	May lake maintenance				
Villages of Westport Pond 4					
Villages of Westport Pond 3					
Villages of Westport Pond 2					
Villages of Westport Pond 1					
Villages of Westport Pond 10					
Villages of Westport Pond 8					
Villages of Westport Pond 9					
Villages of Westport Pond 7					
Villages of Westport Pond 11					
Villages of Westport Pond 12					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,481.80

Subtotal: 1,481.80
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,481.80

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details
Invoice no.: 3426
Terms: Net 30
Invoice date: 04/24/2025
Due date: 05/24/2025

0013305720046400
Resurfacing Final Bal

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REMODEL	FINAL DRAW FOR POOL REFINISH	0.4	\$131,275.00	\$52,510.00

Total \$52,510.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 92
Invoice Date: 5/1/25
Due Date: 5/1/25
Case:
P.O. Number:

Bill To:

Villages of Westport CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		3,408.58	3,408.58
Website Administration - May 2025		100.00	100.00
Information Technology - May 2025		150.00	150.00
Dissemination Agent Services - May 2025		250.00	250.00
Record Storage - May 2025		50.00	50.00
Office Supplies		0.27	0.27
Postage		146.71	146.71
Copies		12.00	12.00

0013105130034000
0013105130049500
0013105130035100
0013105130031300
0013105130049000
0013105130051000
0013105130042000
0013105130042500

Total \$4,117.56

Payments/Credits \$0.00

Balance Due \$4,117.56

INVOICE

Phinnessee Guard Services LLC
4651 Salisbury Rd Suite 400, FL
phinnesseeguards@gmail.com
+1 (504) 206-0266



Mossing, Darrin

Bill to
Darrin Mossing
Governmental Management Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Ship to
Darrin Mossing
Governmental Management Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice details

Invoice no.: 1180
Terms: Due on receipt
Invoice date: 05/07/2025
Due date: 05/07/2025

0013305720034700

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Village of Westport CDD	Security - Pool	112	\$27.00	\$3,024.00

Total \$3,024.00

Ways to pay



View and pay

Villages Of Westport CDD Timelog Tue Apr 22nd - May 5th 2025

Position	User	Assignment	Clock-in	Clock-out	Total (hrs)
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Tue Apr 22nd 2025 19:00	3:02	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Wed Apr 23rd 2025 19:00	3:01	8
Unarmed	Christopher Hayes	Villages of Westport CDD	Thu Apr 24th 2025 19:00	3:01	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Fri Apr 25th 2025 18:58	3:02	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Sat Apr 26th 2025 18:59	3:00	8
Unarmed	Christopher Hayes	Villages of Westport CDD	Sun Apr 27th 2025 18:59	3:00	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Mon Apr 28th 2025 19:01	3:02	8
Unarmed	Christopher Hayes	Villages of Westport CDD	Tue Apr 29th 2025 19:00	3:00	8
Unarmed	Latasha Phinnessee	Villages of Westport CDD	Wed Apr 30th 2025 19:00	0:30	5.5
Unarmed	Christopher Hayes	Villages of Westport CDD	Thu May 1st 2025 00:30	3:00	2.5
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Thu May 1st 2025 19:01	3:03	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Fri May 2nd 2025 19:00	3:00	8
Unarmed	Jailynn Rivvers	Villages of Westport CDD	Sat May 3rd 2025 18:59	3:00	8
Unarmed	Christopher Hayes	Villages of Westport CDD	Sun May 4th 2025 19:00	3:00	8
Unarmed	Christopher Hayes	Villages of Westport CDD	Mon May 5th 2025 19:00	3:02	8

INVOICE

AL Dirtworks, LLC
5128 Gracewood Ln
Saint Augustine, FL 32092

AL.Dirtworks2022@gmail.com
+1 (904) 826-5667



Bill to
Villages of Westport CDD

Invoice details 0013205380046400
Invoice no.: 1230
Invoice date: 05/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mowing	Brush mowing around retention pond per scope of work.	1	\$1,650.00	\$1,650.00

Ways to pay

BANK

Total \$1,650.00

View and pay

PAYMENT REQUESTED FROM:

Seq#: 000001

Governmental Management Services
393 PALM COAST PKWY SW UNIT 4
Palm Coast, FL 32137-4774

SERVICE INVOICE

Invoice number:
77919656

Due date:
6/15/2025

Total due:
\$46.96

Bill To number:
3075531

Invoice date:
5/16/2025



Invoice

Thank you for trusting BUG OUT to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 877-284-8688

INVOICE DETAILS

PEST CONTROL MAINTENANCE

Villages Of Westport
6714 Sandle Dr
Jacksonville , FL ON 5/16/2025

46.96

0013305720046600
May Pest Control

SUBTOTAL: \$46.96

TOTAL DUE: \$46.96

Payment Receipt. Please Return with Payment Remittance

Amount due: \$46.96

Payment due: 6/15/2025

To pay by phone call 877-284-8688.

Customer name:
Governmental Management Services

Bill To number:
3075531

Invoice number:
77919656



www.florida.bugoutservice.com

Mail this form with payment to:


BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000077919656000004696202506150006



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

0013105130031500
Apr General Counsel

INVOICE

Invoice # 12192
Date: 05/16/2025
Due On: 06/15/2025

Villages of Westport CDD
GMS
475 West Town Place Suite 114
St Augustine, FL 32092

Villages of Westport CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CL	04/01/2025	Prepare for CDD101 presentation.	0.40	\$285.00	-	\$114.00
Service	CL	04/01/2025	Confer with A. Sanford re: CDD101; Review CDD101 notes and make revisions to slide deck in preparation of meeting.	4.30	\$285.00	27.91%	\$883.50
Service	JK	04/01/2025	Update agenda material review; field call from staff on same	0.30	\$365.00	-	\$109.50
Service	CL	04/02/2025	Prepare for and attend Board meeting; Confer with A. Sanford.	6.90	\$285.00	-	\$1,966.50
Expense	KB	04/02/2025	Travel: Mileage - CL.	52.00	\$0.67	-	\$34.84
Service	CL	04/03/2025	Review correspondence from J. Boyd concerning security for pool resurfacing.	0.10	\$285.00	-	\$28.50
Service	JK	04/07/2025	Review multiple records requests, documentation and inquiries on contracts, processes and support from Supervisor Sanford; review FCC and GMS correspondence, status of security, spending authority, and related matters	0.70	\$365.00	-	\$255.50

Service	CL	04/07/2025	Review correspondence from A. Sanford re: field operations issues.	1.80	\$285.00	44.45%	\$285.00
Service	CL	04/12/2025	Draft security agreement for Phinnessee.	1.00	\$285.00	-	\$285.00
Service	JK	04/13/2025	Review security agreement and confer with staff on same; review correspondence on records	0.30	\$365.00	-	\$109.50
Service	CL	04/14/2025	Revise temporary security agreement.	0.70	\$285.00	-	\$199.50
Service	JK	04/14/2025	Review security agreement and provide significant updates to same; review records information and budget status	0.40	\$365.00	-	\$146.00
Service	CL	04/15/2025	Finalize security agreement; Confer with D. Mossing re: the same.	0.30	\$285.00	-	\$85.50
Service	JK	04/16/2025	Review records request and confer with district manager on same	0.20	\$365.00	-	\$73.00
Service	JK	04/17/2025	Respond to records request and research same	0.30	\$365.00	-	\$109.50
Service	CL	04/18/2025	Review correspondence from H. McGaffney re: contract amendment.	0.20	\$285.00	-	\$57.00
Service	CD	04/21/2025	Prepare Budget Mailing Notice Options (letters to residents and Affidavit of Mailing optional) FY 2026; Research CDD website	0.40	\$170.00	-	\$68.00
Service	CD	04/22/2025	Review email from District Manager; Research CDD website; Revise Budget Approval Resolutions (two options); Email to District Staff.	0.50	\$170.00	-	\$85.00
Service	JK	04/24/2025	Review signage/ ownership communication and confer with staff on same; review agenda materials and security	0.70	\$365.00	-	\$255.50

			proposals and confer re: confidential status of same; prepare for Board meeting				
Service	CL	04/25/2025	Review and analyze Flock Security proposal for License Plate Reader and consider security implications for District; Review suspension letters for two residents as well as supporting evidence; Analyze amenity center access requirement legal issues; Review resolution 2025-02 for bank account with state administrators; Review proposal and agreement for Phinnessee Guard Services to Provide Security Services for Pool Resurface Project; Analyze engagement letter from Berger Toombs for audit; Review FCS letter to Board requesting amendment to contract; Review existing FCS agreement in preparation for meeting discussion; Analyze CBUSS pool maintenance contract; Analyze proposal for CBUSS for sand filtration system; Review multiple Brightview proposals for District landscape enhancements; Review proposed communication directive; Review Resolution 2025-03 for compliance with Florida Statute; Review Operational Manager's monthly report and analyze legal aspects concerning requests therein; Review January 27 meeting minutes for accuracy.	3.00	\$285.00	26.67%	\$627.00
Service	JK	04/26/2025	Review Board member communication regarding back up for invoices/ approval processes for	0.90	\$365.00	-	\$328.50

			various CDD expenditures and facilitated documents for same; review agenda materials for Board meeting preparations				
Service	JK	04/28/2025	Review FCS contract and requested change in scope and update same; review security proposals and LPR's and research exempt/confidential status on same; review amenity suspension and recommendations from FCS and update same; review minutes edits; review various maintenance proposals and contract/warranty language; confer re: resurfacing impacts on chemical contracts; finalize Board meeting preparations	1.30	\$365.00	-	\$474.50
Service	CL	04/28/2025	Prepare for and attend board of supervisor meeting; Confer with H. McGaffney re: suspensions and contract amendment.	5.90	\$285.00	-	\$1,681.50
Expense	KB	04/28/2025	Travel: Mileage - CL.	52.00	\$0.67	-	\$34.84
Service	CL	04/29/2025	Conduct meeting follow-up.	0.40	\$285.00	-	\$114.00
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$365.00	-	\$73.00
Line Item Discount Subtotal							-\$798.10
Total							\$8,484.18

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12192	06/15/2025	\$8,484.18	\$0.00	\$8,484.18
Outstanding Balance				\$8,484.18
Total Amount Outstanding				\$8,484.18

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

4/1/2025
131295628046

Terms	Net 20
Due Date	4/21/2025
PO #	

Bill To
Attn: Office Villages of Westport CDD 6714 Sandle Drive Jacksonville FL 32219

Ship To
Villages at Westport CDD 6714 Sandle Drive Jacksonville FL 32219

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
	Water Management Flat Billing Rate	1	ea	\$895.00
	XPC System Upgrade	1	ea	\$0.00
	XPC Communication Fee	1	ea	\$0.00

0013305720046400

Subtotal \$895.00

Tax \$67.13

Total \$962.13

Amount Paid/Credit Applied \$67.13

Balance Due \$895.00

[Click Here to Pay Now](#)



131295628046



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

5/1/2025
131295628416

Terms	Net 20
Due Date	5/21/2025
PO #	

Bill To
Attn: Office Villages of Westport CDD 6714 Sandle Drive Jacksonville FL 32219

Ship To
Villages at Westport CDD 6714 Sandle Drive Jacksonville FL 32219

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$895.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$0.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	\$0.00

0013305720046400

Subtotal \$895.00

Tax \$0.00

Total \$895.00

Amount Paid/Credit Applied \$0.00

Balance Due \$895.00

[Click Here to Pay Now](#)



131295628416



Invoice

Date
Invoice#

5/14/2025
131295628924

1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	6/3/2025
PO #	

Bill To
Attn: Office Villages of Westport CDD 6714 Sandle Drive Jacksonville FL 32219

Ship To
Villages at Westport CDD 6714 Sandle Drive Jacksonville FL 32219

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate - Period Feb 5-28, 2025	0.86	ea	\$769.70

0013305720046400

Subtotal \$769.70

Tax \$0.00

Total \$769.70

Amount Paid/Credit Applied \$0.00

Balance Due \$769.70

[Click Here to Pay Now](#)



131295628924



INVOICE

Sold To: 26731784
Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9363514
Invoice Date: 5/27/2025
Sales Order: 8551155
Cust PO #:

Project Name: Removals and Install in Areas to left and right front of Amenity Cntr

Project Description: Removals and Install in Areas to left and right front of Amenity Cntr

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	Removals of existing misc. material to the right and left si	1.000	EA	193.33	193.33
	Pink Muhly Grass 3g. Installed - Left side of Amenity Center	12.000	EA	22.81	273.67
	Pink Muhly Grass 3g. Installed - Right side of Amenity Cente	18.000	EA	22.81	410.50
	Removal & Install 0013205380046300				
				Total Invoice Amount	877.50
				Taxable Amount	
				Tax Amount	
				Balance Due	877.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 26731784
Invoice #: 9363514
Invoice Date: 5/27/2025

Amount Due: \$ 877.50

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



INVOICE

Sold To: 26731784
Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9363515
Invoice Date: 5/27/2025
Sales Order: 8551798
Cust PO #:

Project Name: Annuals at Monument Signs

Project Description: Seasonal Annuals at Monument Signs for Keniston, Creston and Devinston

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	Seasonal "Standard/Premium 4" Annuals for Monument Signs (35	165.000	EA	2.90	478.50
	Removals and Prep for new annuals at all 3 monument signs	1.000	EA	240.50	240.50
	0013205380046300 Annuals				
Total Invoice Amount					719.00
Taxable Amount					
Tax Amount					
Balance Due					719.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 26731784
Invoice #: 9363515
Invoice Date: 5/27/2025

Amount Due: \$ 719.00

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



INVOICE

Sold To: 26731784
Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9363516
Invoice Date: 5/27/2025
Sales Order: 8580421
Cust PO #:

Project Name: Privacy Hedge - Outside Pool Perimeter

Project Description: Privacy Hedge for Perimeter Outside of Pool Fence

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	Privacy Hedge for Perimeter Outside of Pool Fence - (Parking	105.000	EA	24.00	2,520.00
	Removals and disposal of existing Juniper on Parking Lot Sid	1.000	LS	841.75	841.75
	Enriched Soil Added where Juniper were removed - 2- 1/2 cy t	5.000	CY	199.61	998.06
	0013205380046300 Privacy Hedge				
Total Invoice Amount					4,359.81
Taxable Amount					
Tax Amount					
Balance Due					4,359.81

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 26731784
Invoice #: 9363516
Invoice Date: 5/27/2025

Amount Due: \$ 4,359.81

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



INVOICE

Sold To: 26731784
Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9363517
Invoice Date: 5/27/2025
Sales Order: 8580431
Cust PO #:

Project Name: Enhancements at Monument Signs
Project Description: Enhancements at Monument Signs

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	MAIN VILLAGES OF WESTPORT	1.000	EA	2513.62	2,513.62
	MONUMENT SIGN ON BRADDOCK				
	KENISTON MONUMENT SIGN	1.000	EA	1039.57	1,039.57
	CRESTON MONUMENT SIGN	1.000	EA	1143.24	1,143.24
	DEVINSTON MONUMENT SIGBN	1.000	EA	3236.20	3,236.20
	LEFT ENTRANCE WALL AT	1.000	EA	1249.14	1,249.14
	DEVINSTON				
	0013205380046300				
	Enhancements				
				Total Invoice Amount	9,181.77
				Taxable Amount	
				Tax Amount	
				Balance Due	9,181.77

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 26731784
Invoice #: 9363517
Invoice Date: 5/27/2025

Amount Due: \$ 9,181.77

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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



INVOICE

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9369385
Invoice Date: 6/1/2025
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For June 0013205380046200 Jun Landscape Maintenance	6,152.00
Total invoice amount		6,152.00
Tax amount		
Balance due		6,152.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 26731784
Invoice #: 9369385
Invoice Date: 6/1/2025

Amount Due: \$6,152.00

Thank you for allowing us to serve you

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

Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

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

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

0013305720046400
Jun pool service

Invoice no.: 3676
Terms: Net 30
Invoice date: 05/25/2025
Due date: 06/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE:JUNE	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	21	\$7.95	\$166.95
3.	LIQUID BLEACH	PER GAL	40	\$4.75	\$190.00
4.	MURIATIC ACID	PER GAL	12	\$11.12	\$133.44
5.	CAL HYPO	PER LB	10	\$4.50	\$45.00
6.	TILE SOAP	PER GAL	1.5	\$76.65	\$114.98

Total

\$1,450.37

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095



162 S. Prairie Lakes Drive
St. Augustine, Fl. 32084

Invoice Date 6/1/2025
Invoice No: 06-2025-01
Terms 15 Days

Invoice To: S. Ferrero / A. Mossing

Villages of Westport CDD
C/O GMS
475 W. Town Place Ste. 114
St. Augustine, Fl. 32092

Description	Budget - Code	Quantity	Item Amount	Amount
June Services				
Operations Management	Field Services	1	\$ 2,000.00	\$ 2,000.00
Janitorial	Janitorial	1	\$ 666.67	\$ 666.67

Total Payable	\$ 2,666.67	\$ 2,666.67
---------------	-------------	-------------

Notes:

Thank you for choosing Florida Community Specialists (FCS) as your preferred service provider!
Howard "Mac" McGaffney - President

0013205380034000
0013305720046700

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 93**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**

Villages of Westport CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		3,408.58	3,408.58
Website Administration - June 2025		100.00	100.00
Information Technology - June 2025		150.00	150.00
Dissemination Agent Services - June 2025		250.00	250.00
Record Storage - June 2025		50.00	50.00
Office Supplies		0.27	0.27
Postage		41.17	41.17
Telephone		0.13	0.13
0013105130034000			
0013105130049500			
0013105130035100			
0013105130031300			
0013105130049000			
0013105130051000			
0013105130042000			
0013105130041000			
Total			\$4,000.15
Payments/Credits			\$0.00
Balance Due			\$4,000.15



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

6/1/2025
131295629054

Terms	Net 20
Due Date	6/21/2025
PO #	

Bill To
Attn: Office Villages of Westport CDD 6714 Sandle Drive Jacksonville FL 32219

Ship To
Villages at Westport CDD 6714 Sandle Drive Jacksonville FL 32219

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$895.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$0.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	\$0.00

0013305720046400
Jun pool service

Subtotal \$895.00

Tax \$0.00

Total \$895.00

Amount Paid/Credit Applied \$0.00

Balance Due \$895.00

[Click Here to Pay Now](#)



131295629054



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI170801
Invoice Date: 6/1/2025

Bill
To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
Saint Augustine, FL 32092

Ship
To: Villages of Westport CDD
GMS
475 West Town Place, Suite 114
St Augustine, FL 32092

Ship Via
Ship Date 6/1/2025
Due Date 7/1/2025
Terms Net 30

Customer ID 8794
P.O. Number
P.O. Date 6/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,481.80	1,481.80
June Billing					
6/1/2025 - 6/30/2025					
Villages/Westport-Cdd-Lake-ALL					
Villages of Westport Pond 6	0013205380046800				
Villages of Westport Pond 5	jun lake maintenance				
Villages of Westport Pond 4					
Villages of Westport Pond 3					
Villages of Westport Pond 2					
Villages of Westport Pond 1					
Villages of Westport Pond 10					
Villages of Westport Pond 8					
Villages of Westport Pond 9					
Villages of Westport Pond 7					
Villages of Westport Pond 11					
Villages of Westport Pond 12					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,481.80

Subtotal: 1,481.80
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,481.80

PAYMENT REQUESTED FROM:

Seq#: 000001
Governmental Management Services
393 PALM COAST PKWY SW UNIT 4
Palm Coast, FL 32137-4774



SERVICE INVOICE

Invoice number:
79205898
Due date:
7/16/2025
Total due:
\$46.96
Bill To number:
3075531
Invoice date:
6/16/2025



Invoice

Thank you for trusting BUG OUT to protect your business. A summary of your services is listed below along with the total amount due. Pay by phone by calling 877-284-8688

INVOICE DETAILS

PEST CONTROL MAINTENANCE
Villages Of Westport
6714 Sandle Dr
Jacksonville , FL ON 6/16/2025

46.96

SUBTOTAL: \$46.96

0013305720046600
Jun pest control

TOTAL DUE: \$46.96

Payment Receipt. Please Return with Payment Remittance

Amount due: \$46.96
Payment due: 7/16/2025
To pay by phone call 877-284-8688.

Customer name:
Governmental Management Services
Bill To number:
3075531
Invoice number:
79205898



www.florida.bugoutservice.com

Mail this form with payment to:

BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000079205898000004696202507160000

LATE PAYMENT FEE INFORMATION

In the event that full payment is past due, a late payment fee will be added to the unpaid late balance. The late payment fee is equal to 1.5% per month (18% annual rate) of the unpaid late balance, or such lesser amount as may be the maximum amount permitted by law. This late payment fee will appear on the monthly statement. A minimum late charge of \$1.00 may be imposed.

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

Invoice no.: 3779
Terms: Net 30
Invoice date: 06/04/2025
Due date: 07/04/2025

0013305720046400
Water Tank Repair

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	LATERAL 34" HORIZONTAL AND 30"-36" VERTICALS	52	\$20.45	\$1,063.40
2.	POOL PARTS	AFM NG DRINKING WATER GRADE #1 GLASS MEDIA, .45MM, 55LB BAG, PER EACH	34	\$77.85	\$2,646.90
3.	POOL PARTS	AFM NG DRINKING WATER GRADE #2 GLASS MEDIA, 1.1MM, 55LB BAG, PER EACH	16	\$77.85	\$1,245.60
4.	POOL PARTS	AFM DRINKING WATER GRADE #3 GLASS MEDIA, 2.1MM, 55LB BAG, (UNDERBED) PER EACH	16	\$77.85	\$1,245.60
5.	POOL PARTS	NATIONAL GASKET MATERIAL, MANWAYS AND STRAINERS, PER FOOT	12	\$18.70	\$224.40
6.	LABOR	INSTALLATION/REPAIR LABOR, PER TANK	2	\$2,000.00	\$4,000.00

Total **\$10,425.90**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Note to customer

THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!!!

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 94**Invoice Date:** 6/30/25**Due Date:** 6/30/25**Case:****P.O. Number:****Bill To:**

Villages of Westport CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through May 2025	227.9	45.00	10,255.50
0013305720034800			
Alison Moxing 6-13-25			

Total \$10,255.50**Payments/Credits** \$0.00**Balance Due** \$10,255.50

VILLAGES OF WESTPORT CDD

POOL MONITOR

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
227.9	Pool Monitor	\$ 45.00	\$10,255.50

Covers May 2025

TOTAL DUE:

\$10,255.50

**VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS FOR MAY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/10/25	5.41	J.R.	Pool Monitor
5/11/25	6.9	C.H.	Pool Monitor
5/12/25	7	C.H.	Pool Monitor
5/13/25	7	J.R.	Pool Monitor
5/14/25	7	J.R.	Pool Monitor
5/15/25	7.06	J.R.	Pool Monitor
5/16/25	6.98	J.R.	Pool Monitor
5/17/25	7.52	J.R.	Pool Monitor
5/18/25	7.54	C.H.	Pool Monitor
5/19/25	7.41	C.H.	Pool Monitor
5/20/25	7.41	J.R.	Pool Monitor
5/21/25	2.02	A.T.	Pool Monitor
5/21/25	1.85	D.M.	Pool Monitor
5/21/25	7.41	J.R.	Pool Monitor
5/22/25	4.15	A.T.	Pool Monitor
5/22/25	4.03	D.M.	Pool Monitor
5/22/25	7.19	J.R.	Pool Monitor
5/23/25	4.1	A.T.	Pool Monitor
5/23/25	4	D.M.	Pool Monitor
5/23/25	7.56	J.R.	Pool Monitor
5/24/25	9.03	D.M.	Pool Monitor
5/24/25	7.48	J.R.	Pool Monitor
5/25/25	5	D.M.	Pool Monitor
5/25/25	7.42	C.H.	Pool Monitor
5/26/25	4.88	A.T.	Pool Monitor
5/26/25	7.49	C.H.	Pool Monitor
5/27/25	2.75	A.T.	Pool Monitor
5/27/25	7.34	C.H.	Pool Monitor
5/28/25	7.75	L.H.	Pool Monitor
5/28/25	7.47	J.R.	Pool Monitor
5/29/25	8	D.M.	Pool Monitor
5/29/25	7.36	J.R.	Pool Monitor
5/30/25	6.98	A.T.	Pool Monitor
5/30/25	4	L.H.	Pool Monitor
5/30/25	7.41	J.R.	Pool Monitor
5/31/25	8	D.M.	Pool Monitor
GRAND TOTAL	<u><u>227.90</u></u>		

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 96**Invoice Date:** 6/18/25**Due Date:** 6/18/25**Case:****P.O. Number:****Bill To:**

Villages of Westport CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		196.60	196.60
0013205380046000			
Alison Mossing 6-23-25			

Total \$196.60**Payments/Credits** \$0.00**Balance Due** \$196.60

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
VOWP				
Villages of Westport				
	5/16/25	Pool Noodles (10)	15.38	A.M.
	5/17/25	Chair for Pool Monitor	72.24	A.M.
	5/17/25	Mobile Desk for Pool Monitor	108.99	A.M.
		TOTAL	<u>\$196.60</u>	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

June 19, 2025

Date

Attn: Sarah Sweeting
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 25-03315D	PO/File #	\$254.00
Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting		Payment Due
Villages of Westport Community Development District		\$254.00
Case Number		Publication Fee
Publication Dates 6/19,26		Amount Paid
County Duval		

***Payment is due before
the Proof of Publication
is released.***

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 25-03315D on your
check or remittance advice.

0013105130048000

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

**VILLAGES OF WESTPORT
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FIS-
CAL YEAR 2026 BUDGET;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors (**"Board"**) of the Villages of Westport Community Development District (**"District"**) will hold a public hearing on July 21, 2025, at 5:30 p.m. at Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218 for the purpose of hearing comments and objections on the adoption of the proposed budget (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2026"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Phone (904) 940-5850 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at <https://villagesofwestportedd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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), for assistance in contacting the District Manager's Office.

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

Darrin Mossing
Governmental Management
Services, L.L.C., District Manager
Jun. 19/26 00 (25-03315D)



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

5/14/2025
131295628924 A

Terms	Net 20
Due Date	6/3/2025
PO #	

Bill To
Attn: Office Villages of Westport CDD 6714 Sandle Drive Jacksonville FL 32219

Ship To
Villages at Westport CDD 6714 Sandle Drive Jacksonville FL 32219

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate - Period Feb 5-28, 2025	0.86	ea	\$769.70
WM-CHEM-FLAT	Water Management Flat Billing Rate - Period March 2025	1	ea	\$895.00

0013305720046400
may pool service

Subtotal	\$1,664.70
Tax	\$0.00
Total	\$1,664.70
Amount Paid/Credit Applied	\$769.70
Balance Due	\$895.00

[Click Here to Pay Now](#)



131295628924

9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number:	75977003
Invoice Date:	05/11/2025
Branch:	72
Account Number:	6433445
Due Date:	06/10/2025

Account Activity

Description		Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt	
VILLAGES OF WESTPOR 6702 SANDLE DR 32219							
Service From: 05/21/2025 To: 06/20/2025							
MONITORING				477.00	0.00	477.00	
Service From: 05/21/2025 To: 06/20/2025							
RECURRING SERVICES				182.95	0.00	182.95	
0013305720034500							
May Security							
Extended Total		Tax Total		Invoice Total		Prior Balance	Total Due
\$659.95		\$0.00		\$659.95		\$0.00	\$659.95

Important Messages

Sales scams are on the rise. Learn how to protect yourself.

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5L6HW9KG



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

VILLAGES OF WESTPORT CDD
ALISON MOSSING
393 PALM COAST PKWY SW # 4
PALM COAST FL 32137-4774

Invoice

Customer Name:	VILLAGES OF WESTPORT CDD
Invoice Number:	75977003
Invoice Date:	05/11/2025
Account Number:	6433445
Due Date:	06/10/2025
Amount Due:	\$659.95

Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462



☐ Check box and fill out reverse side to correct billing address.

00000000720000000643344510075977003000000000659955

How to Reach Customer Care

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462



KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____	Old Phone Number: (____) _____ - _____
New Address: _____	New Phone Number: (____) _____ - _____
_____	Effective Date: _____
City: _____ State: _____ Zip: _____	Email Address: _____
Effective Date: _____	Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CAACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Invoice Number: 76136682
Invoice Date: 06/11/2025
Branch: 72
Account Number: 6433445
Due Date: 07/11/2025

Account Activity

Your account is past due. Please remit payment.

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
PRIOR BALANCE, INCLUDING PAYMENTS RECEIVED AS OF 06/11/2025. PLEASE DISREGARD IF PAID.					659.95
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 06/21/2025 To: 07/20/2025 MONITORING			477.00	0.00	477.00
Service From: 06/21/2025 To: 07/20/2025 RECURRING SERVICES			182.95	0.00	182.95
0013305720034500 Jun Security					

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$659.95	\$0.00	\$659.95	\$659.95	\$1,319.90

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$659.95	\$659.95	\$0.00	\$0.00	\$0.00

Important Messages

Sales scams are on the rise. Learn how to protect yourself.

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment
DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5L6HW9KG



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

Invoice

Customer Name: VILLAGES OF WESTPORT CDD
Invoice Number: 76136682
Invoice Date: 06/11/2025
Account Number: 6433445
Due Date: 07/11/2025
Amount Due: \$1,319.90

Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

VECTOR SECURITY, INC.
PO BOX 89462
CLEVELAND, OHIO 44101-6462



☐ Check box and fill out reverse side to correct billing address.

00000000720000000643344510076136682000000001319900

How to Reach Customer Care

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462



KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____	Old Phone Number: (____) _____ - _____
New Address: _____	New Phone Number: (____) _____ - _____
_____	Effective Date: _____
City: _____ State: _____ Zip: _____	Email Address: _____
Effective Date: _____	Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CAACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000 Online: ea.com

Account #: 0230853498
Bill Date: 04/02/25
Cycle: 03

Amount Due
\$2,565.08
Please pay by 04/24/25 to avoid
1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Electric	\$	738.95
Water		47.77
Sewer		107.12
Irrigation		1,671.24
Total New Charges	\$	2,565.08

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,416.99
Payment(s) Received		-2,416.99
Balance Before New Charges		0.00
New Charges		2,565.08

A late payment charge will be assessed for unpaid balance. \$ **2,565.08**

MESSAGES



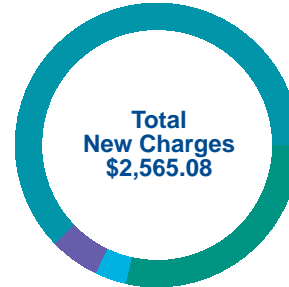
Please pay \$2,565.08 by 04/24/25 to avoid 1.5% late payment charge and service disconnections.



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.



Electric
\$738.95
Water
\$47.77
Sewer
\$107.12
Irrigation
\$1,671.24

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- ☐ Check here for telephone/mail address correction and fill in on reverse side.
- ☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 0230853498

Bill Date: 04/02/25

Please pay by 04/24/25 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
\$2,565.08	

VILLAGES OF WESTPORT CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

720402308534980000000000004000256508010100000000300013

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information



Learn About Rates



Understand Your Bill

New Rates

What you Need to Know

The JEA board recently approved rate adjustments effective April 1, 2025.

Find out about your new rates, how your bill has changed, and how our community will benefit.



Scan to learn more

Simple Ways to Save

with JEA Programs and Tools

While our new rates remain among the lowest in the state, you may see an impact to your bill. That's why we are committed to offering savings tips, free in-home efficiency assessments, rebates and more to help you save.



Scan to start saving

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE Customers may review terms and conditions of service and policies on ea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 0230853498

Tel: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Address:

City: State: Zip Code:

E-mail:



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 04/02/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 02/28/25 - 04/01/25

Reading Date: 04/01/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	32	41969	Regular	1	432 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		28.81
Tax Exempt Fuel Cost (\$0.04159 per kWh)		17.97
Taxable Fuel Cost (\$0.00511 per kWh)		2.21
City of Jacksonville Franchise Fee		2.16
Gross Receipts Tax		1.90

Total Current Electric Charges \$ 76.05**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 03/04/25 - 04/02/25

Reading Date: 04/02/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	3789	Regular	1 1/2	164000 GAL

Basic Monthly Charge	\$	48.70
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		736.32
City of Jacksonville Franchise Fee		24.28

Total Current Irrigation Charges \$ 833.73**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 02/28/25 - 04/01/25

Reading Date: 04/01/25

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	32	36131	Regular	1	681 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		45.42
Tax Exempt Fuel Cost (\$0.04159 per kWh)		28.32
Taxable Fuel Cost (\$0.00511 per kWh)		3.48
City of Jacksonville Franchise Fee		3.01
Gross Receipts Tax		2.65

Total Current Electric Charges \$ 105.88**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 02/28/25 - 04/01/25

Reading Date: 04/01/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	32	208	Regular	1	95 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		6.34
Tax Exempt Fuel Cost (\$0.04159 per kWh)		3.95
Taxable Fuel Cost (\$0.00511 per kWh)		0.49
City of Jacksonville Franchise Fee		1.01
Gross Receipts Tax		0.89

Total Current Electric Charges \$ 35.68**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 02/27/25 - 03/31/25

Reading Date: 03/31/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	32	816	Regular	1	37000 GAL

Basic Monthly Charge	\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)		99.58
City of Jacksonville Franchise Fee		5.53

Total Current Irrigation Charges \$ 189.96**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 02/28/25 - 04/01/25

Reading Date: 04/01/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	32	92303	Regular	1	4149 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		276.74
Tax Exempt Fuel Cost (\$0.04159 per kWh)		172.56
Taxable Fuel Cost (\$0.00511 per kWh)		21.20
City of Jacksonville Franchise Fee		14.81
Gross Receipts Tax		13.03

Total Current Electric Charges \$ 521.34



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 04/02/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 02/27/25 - 03/31/25

Reading Date: 03/31/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	9	Regular	1	8000 GAL

Basic Monthly Charge \$ 31.50

Water Consumption Charge 14.88

City of Jacksonville Franchise Fee 1.39

Total Current Water Charges \$ 47.77**SEWER SERVICE**

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 02/27/25 - 03/31/25

Reading Date: 03/31/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	9	Regular	1	8000 GAL

Basic Monthly Charge \$ 52.88

Sewer Usage Charge 51.12

City of Jacksonville Franchise Fee 3.12

Total Current Sewer Charges \$ 107.12**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 02/27/25 - 03/31/25

Reading Date: 03/31/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	32	20606	Regular	2	102000 GAL

Basic Monthly Charge \$ 100.80

Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35

Tier 2 Consumption (> 14 kgal @ \$4.33) 381.03

City of Jacksonville Franchise Fee 16.06

Total Current Irrigation Charges \$ 551.24**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 02/27/25 - 03/31/25

Reading Date: 03/31/25

Service Point: Irrigation 1 - Commercial

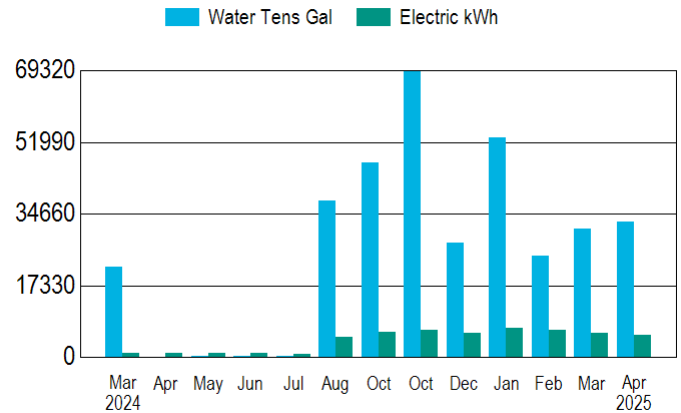
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	32	112	Regular	1	16000 GAL

Basic Monthly Charge \$ 31.50

Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35

Tier 2 Consumption (> 14 kgal @ \$4.33) 8.65

City of Jacksonville Franchise Fee 2.81

Total Current Irrigation Charges \$ 96.31**CONSUMPTION HISTORY**

	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	993	5,814	5,357	167
Total Gallons Used	218,000	311,000	327,000	10,219

Hello Villages West Port,

Thanks for choosing Comcast Business.

Your bill at a glance

For 6713 SANDLE DR UNIT HMOFC, JACKSONVILLE, FL, 32219-1871

Previous balance		\$133.77
EFT Payment - thank you	Mar 29	-\$133.77
Balance forward		\$0.00
Regular monthly charges	Page 3	\$131.90
Taxes, fees and other charges	Page 3	\$1.87
New charges		\$133.77

Amount due

\$133.77

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

!

Thanks for paying by Automatic Payment

Your automatic payment on Apr 28, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

VILLAGES WEST PORT
ATTN BEVERLY RANCHUREJEE
475 WEST TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

Account number

8495 74 120 2518167

Automatic payment

Apr 28, 2025

Please pay

\$133.77

Electronic payment will be applied Apr 28, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120251816700133777

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at **business.comcast.com/help**



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App




In-Store

Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges		\$131.90
Comcast Business		\$131.90
Internet services		\$131.90
Deluxe 25 Business Internet.	\$106.95	
Equipment Fee Internet.	\$24.95	

Taxes, fees and other charges		\$1.87
Taxes & government fees		\$1.87
Sales Tax	\$1.87	

What's included?

 **Internet:** Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD



Phone: (904) 665-6000



Online: ea.com

Account #: 0230853498
Bill Date: 05/01/25
Cycle: 03

Amount Due
\$3,370.29

Please pay by 05/23/25 to avoid
1.5% late payment charge.

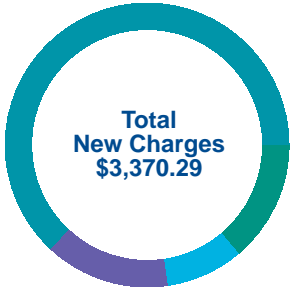
TOTAL SUMMARY OF CHARGES

Electric	\$	435.64
Water		254.26
Sewer		450.63
Irrigation		2,229.76
Total New Charges	\$	3,370.29

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,565.08
Payment(s) Received		-2,565.08
Balance Before New Charges		0.00
New Charges		3,370.29

A late payment charge will be assessed for unpaid balance. \$ **3,370.29**



Electric
\$435.64
Water
\$254.26
Sewer
\$450.63
Irrigation
\$2,229.76

MESSAGES



Please pay \$3,370.29 by 05/23/25 to avoid 1.5% late payment charge and service disconnections.



If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.



JEA's 2024 Annual Water Quality report will soon be available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →

☐

Check here for telephone/mail address correction and fill in on reverse side.

☐

Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 0230853498

Bill Date: 05/01/25

Please pay by 05/23/25 to avoid 1.5% late payment charge.

TOTAL AMOUNT PAID

\$3,370.29

VILLAGES OF WESTPORT CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

723402308534980000000000004000337029010100000000300017

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information



Learn About Rates



Understand Your Bill

New Rates

What you Need to Know

The JEA board recently approved rate adjustments effective April 1, 2025.

Find out about your new rates, how your bill has changed, and how our community will benefit.



Scan to learn more

Simple Ways to Save

with JEA Programs and Tools

While our new rates remain among the lowest in the state, you may see an impact to your bill. That's why we are committed to offering savings tips, free in-home efficiency assessments, rebates and more to help you save.



Scan to start saving

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE Customers may review terms and conditions of service and policies on ea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 0230853498

Tel: [REDACTED]

Address:

City: State: Zip Code: —

E-mail:



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 05/01/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/01/25 - 04/30/25

Reading Date: 04/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	42344	Regular	1	375 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		25.01
Tax Exempt Fuel Cost (\$0.04159 per kWh)		15.60
Taxable Fuel Cost (\$0.00511 per kWh)		1.92
City of Jacksonville Franchise Fee		1.97
Gross Receipts Tax		1.73

Total Current Electric Charges \$ 69.23**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/02/25 - 05/01/25

Reading Date: 05/01/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	4007	Regular	1 1/2	218000 GAL

Basic Monthly Charge	\$	48.70
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		989.59
City of Jacksonville Franchise Fee		31.88

Total Current Irrigation Charges \$ 1,094.60**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 04/01/25 - 04/30/25

Reading Date: 04/30/25

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	36747	Regular	1	616 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		41.09
Tax Exempt Fuel Cost (\$0.04159 per kWh)		25.62
Taxable Fuel Cost (\$0.00511 per kWh)		3.15
City of Jacksonville Franchise Fee		2.79
Gross Receipts Tax		2.45

Total Current Electric Charges \$ 98.10**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 04/01/25 - 04/30/25

Reading Date: 04/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	29	294	Regular	1	86 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		5.74
Tax Exempt Fuel Cost (\$0.04159 per kWh)		3.58
Taxable Fuel Cost (\$0.00511 per kWh)		0.44
City of Jacksonville Franchise Fee		0.98
Gross Receipts Tax		0.87

Total Current Electric Charges \$ 34.61**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 03/31/25 - 04/29/25

Reading Date: 04/29/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	29	906	Regular	1	90000 GAL

Basic Monthly Charge	\$	26.53
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		389.26
City of Jacksonville Franchise Fee		13.21

Total Current Irrigation Charges \$ 453.43**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 04/01/25 - 04/30/25

Reading Date: 04/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	94051	Regular	1	1748 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		116.59
Tax Exempt Fuel Cost (\$0.04159 per kWh)		72.70
Taxable Fuel Cost (\$0.00511 per kWh)		8.93
City of Jacksonville Franchise Fee		6.64
Gross Receipts Tax		5.84

Total Current Electric Charges \$ 233.70



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 05/01/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 03/31/25 - 04/29/25

Reading Date: 04/29/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	81	Regular	1	72000 GAL

Basic Monthly Charge \$ 26.53

Water Consumption Charge 220.32

City of Jacksonville Franchise Fee 7.41

Total Current Water Charges \$ 254.26**SEWER SERVICE**

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 03/31/25 - 04/29/25

Reading Date: 04/29/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	81	Regular	1	72000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 351.36

City of Jacksonville Franchise Fee 13.13

Total Current Sewer Charges \$ 450.63**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 03/31/25 - 04/29/25

Reading Date: 04/29/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	29	20720	Regular	2	114000 GAL

Basic Monthly Charge \$ 75.29

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 501.82

City of Jacksonville Franchise Fee 18.05

Total Current Irrigation Charges \$ 619.59**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 03/31/25 - 04/29/25

Reading Date: 04/29/25

Service Point: Irrigation 1 - Commercial

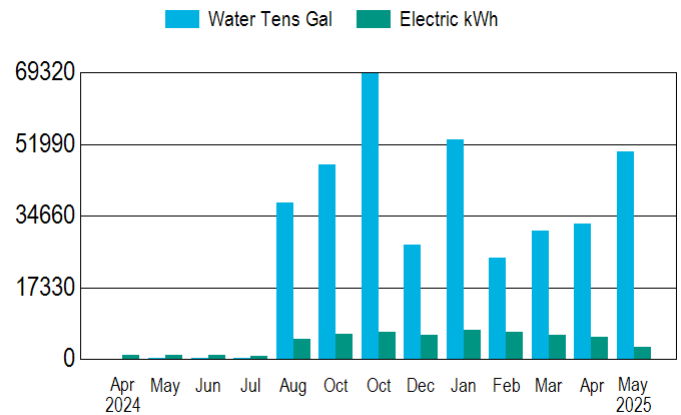
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	29	121	Regular	1	9000 GAL

Basic Monthly Charge \$ 26.53

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 9.37

City of Jacksonville Franchise Fee 1.81

Total Current Irrigation Charges \$ 62.14**CONSUMPTION HISTORY**

	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	979	5,357	2,825	97
Total Gallons Used		327,000	503,001	17,345

Hello Villages West Port,

Thanks for choosing Comcast Business.

Your bill at a glance

For 6713 SANDLE DR UNIT HMOFC, JACKSONVILLE, FL, 32219-1871

Previous balance		\$131.90
EFT Payment - thank you	May 29	-\$131.90
Balance forward		\$0.00
Regular monthly charges	Page 3	\$131.90
Taxes, fees and other charges		\$0.00
New charges		\$131.90

Amount due

\$131.90

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

!

Thanks for paying by Automatic Payment

Your automatic payment on Jun 28, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

VILLAGES WEST PORT
ATTN BEVERLY RANCHUREJEE
475 WEST TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

Account number

8495 74 120 2518167

Automatic payment

Jun 28, 2025

Please pay

\$131.90

Electronic payment will be applied Jun 28, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at **business.comcast.com/help**



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App



In-Store

Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges		\$131.90
Comcast Business		\$131.90
Internet services		\$131.90
Deluxe 25 Business Internet.	\$106.95	
Equipment Fee Internet.	\$24.95	

What's included?



Internet: Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details



Susan Ferrero <sferrero@gmstnn.com>

Fwd:

Alison Mossing <amossing@gmstnn.com>
To: Susan Ferrero <SFerrero@gmstnn.com>

Tue, Jun 10, 2025 at 2:49 PM

Receipt for pool permit payment at Villages of Westport.

Thank you,

Alison Mossing
Governmental Management Services
393 Palm Coast Pkwy SW, #4
Palm Coast, FL 32137
Phone: (865) 603-7493
Email: amossing@gmstnn.com

Begin forwarded message:

From: noreply@finit.tylertech.com
Date: June 10, 2025 at 1:37:53 PM EDT

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	\$325.35
Total Amount Paid	\$325.35

Customer Information

Customer Name	Alison Mossing
Local Reference ID	13742377819487
Receipt Date	6/10/2025
Receipt Time	01:37:51 PM EDT

Payment Information

Payment Type	Electronic Check
Account Number	*****9443
Order ID	214864282
Name on Account	Villages of Westport CDD

Billing Information

Billing Address	475 West Town Place Suite 114
Billing City, State	St. Augustine, FL
Billing Zip/Postal Code	32092
Country	US

Payment Receipt Confirmation

Your payment was successfully processed.

Billing Information

Phone Number

8656037493

This receipt has been emailed to the address below.

Email Address

amossing@gmstnn.com

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904)766-2818

6351 00053 78740 04/16/25 10:31 AM
SALE CASHIER BEVERLY

-----Military Discount-----
051141370248 SAND SPONGE <A> <M> 6.97
3M XL DUAL ANGLED D'WALL SANDING SPG
MAX REFUND VALUE \$6.27
Military Discount -0.70

SUBTOTAL 6.27
SALES TAX 0.47
TOTAL \$6.74

XXXXXXXXXXXX8374 VISA USD\$ 6.74

AUTH CODE 725512/5535499 TA
Contactless

AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0186 SUMMARY
THIS RECEIPT PO/JOB NAME: VILLAGES OF WES
TPORT

2025 PRO XTRA SPEND 04/15: \$2,025.09

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

<M> = Military Appreciation

6351 04/16/25 10:31 AM
6351 53 78740 04/16/2025 6644

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/15/2025



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD



Phone: (904) 665-6000



Online: ea.com

Account #: 0230853498

Bill Date: 06/04/25

Cycle: 03

Amount Due

\$4,178.89

Please pay by 06/26/25 to avoid
1.5% late payment charge.

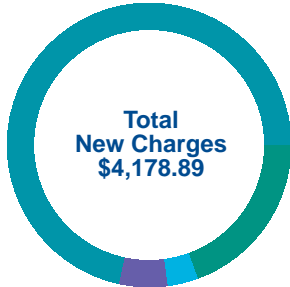
TOTAL SUMMARY OF CHARGES

Electric	\$	792.56
Water		74.60
Sewer		164.12
Irrigation		3,147.61
Total New Charges	\$	4,178.89

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	3,370.29
Payment(s) Received		-3,370.29
Balance Before New Charges		0.00
New Charges		4,178.89

**A late payment charge will be assessed
for unpaid balance.** \$ **4,178.89**



Electric	\$792.56
Water	\$74.60
Sewer	\$164.12
Irrigation	\$3,147.61

MESSAGES



Please pay \$4,178.89 by 06/26/25 to avoid 1.5% late payment charge and service disconnections.



Change your light bulbs to LEDs.



JEA's 2024 Annual Water Quality report is available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →

☐

Check here for telephone/mail address correction and fill in on reverse side.

☐

Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **0230853498**

Bill Date: **06/04/25**

Please pay by 06/26/25 to avoid 1.5% late payment charge.

TOTAL AMOUNT PAID

\$4,178.89

VILLAGES OF WESTPORT CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

72540230853498000000000004000417889010100000000300012

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay Storm-Ready

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our
Storm Center.

Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE Customers may review terms and conditions of service and policies on ea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEAs acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 0230853498

Tel: [REDACTED]

Address:

City: State: Zip Code:

E-mail:



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 06/04/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/30/25 - 05/30/25

Reading Date: 05/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	30	42719	Regular	1	375 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		25.01
Tax Exempt Fuel Cost (\$0.03955 per kWh)		14.83
Taxable Fuel Cost (\$0.00511 per kWh)		1.92
City of Jacksonville Franchise Fee		1.94
Gross Receipts Tax		1.71

Total Current Electric Charges \$ 68.41**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 05/01/25 - 06/04/25

Reading Date: 06/04/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	34	4260	Regular	1 1/2	253000 GAL

Basic Monthly Charge	\$	48.70
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		1,153.74
City of Jacksonville Franchise Fee		36.81

Total Current Irrigation Charges \$ 1,263.68**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 04/30/25 - 05/30/25

Reading Date: 05/30/25

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	30	37381	Regular	1	634 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		42.29
Tax Exempt Fuel Cost (\$0.03955 per kWh)		25.07
Taxable Fuel Cost (\$0.00511 per kWh)		3.24
City of Jacksonville Franchise Fee		2.81
Gross Receipts Tax		2.47

Total Current Electric Charges \$ 98.88**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 04/30/25 - 05/30/25

Reading Date: 05/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	30	382	Regular	1	88 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		5.87
Tax Exempt Fuel Cost (\$0.03955 per kWh)		3.48
Taxable Fuel Cost (\$0.00511 per kWh)		0.45
City of Jacksonville Franchise Fee		0.98
Gross Receipts Tax		0.87

Total Current Electric Charges \$ 34.65**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 04/29/25 - 05/29/25

Reading Date: 05/29/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	30	1034	Regular	1	128000 GAL

Basic Monthly Charge	\$	26.53
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		567.48
City of Jacksonville Franchise Fee		18.55

Total Current Irrigation Charges \$ 636.99**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 04/30/25 - 05/30/25

Reading Date: 05/30/25

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	30	98865	Regular	1	4814 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		321.09
Tax Exempt Fuel Cost (\$0.03955 per kWh)		190.39
Taxable Fuel Cost (\$0.00511 per kWh)		24.60
City of Jacksonville Franchise Fee		16.77
Gross Receipts Tax		14.77

Total Current Electric Charges \$ 590.62



VILLAGES OF WESTPORT CDD

Account #: 0230853498

Bill Date: 06/04/25

Cycle: 03



Phone: (904) 665-6000



Online: ea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 04/29/25 - 05/29/25

Reading Date: 05/29/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	96	Regular	1	15000 GAL

Basic Monthly Charge \$ 26.53

Water Consumption Charge 45.90

City of Jacksonville Franchise Fee 2.17

Total Current Water Charges \$ 74.60**SEWER SERVICE**

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 04/29/25 - 05/29/25

Reading Date: 05/29/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	96	Regular	1	15000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 73.20

City of Jacksonville Franchise Fee 4.78

Total Current Sewer Charges \$ 164.12**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 04/29/25 - 05/29/25

Reading Date: 05/29/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	30	20953	Regular	2	233000 GAL

Basic Monthly Charge \$ 75.29

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 1,059.94

City of Jacksonville Franchise Fee 34.79

Total Current Irrigation Charges \$ 1,194.45**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 04/29/25 - 05/29/25

Reading Date: 05/29/25

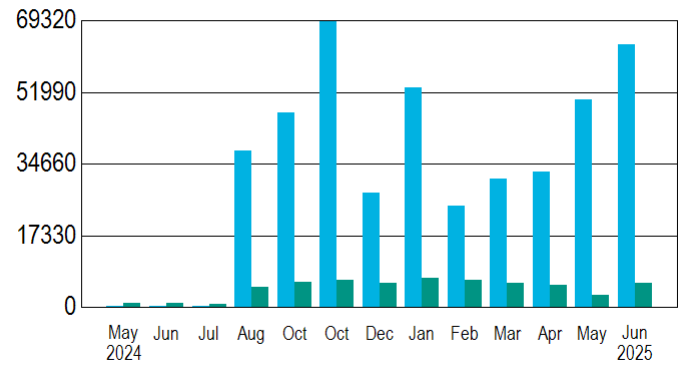
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	30	128	Regular	1	7000 GAL

Basic Monthly Charge \$ 26.53

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43

City of Jacksonville Franchise Fee 1.53

Total Current Irrigation Charges \$ 52.49**CONSUMPTION HISTORY**
■ Water Tens Gal
 ■ Electric kWh


	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	1,072	2,825	5,911	197
Total Gallons Used	1,000	503,001	636,001	21,200

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904)766-2818

6351 00052 53513 04/16/25 09:53 AM
SALE SELF CHECKOUT

-----Military Discount-----
678885051259 INT PAINT <A> <M>
BEHR PPI 7400 SATIN MED 1200Z
2@36.98 73.96
MAX REFUND VALUE \$66.57/2
678885051280 INT PAINT <A> <M> 39.98
BEHR PPI 3050 SG UPW 1280Z
MAX REFUND VALUE \$35.99
073257012843 3.5CLSHTG2PK <A> <M> 24.98
10'X25' 3.5MIL CLR PLSTC SHEET 2PK
MAX REFUND VALUE \$22.48
051115036828 2090 <A> <M> 6.98
SCOTCHBLUE 1.41" 2090
MAX REFUND VALUE \$6.28
051115036835 2090 <A> <M> 7.98
SCOTCHBLUE 1.88" 2090
MAX REFUND VALUE \$7.18
070798184251 ALEXFD 10.1 <A> <M> 4.98
ALEX FAST DRY WHITE 10.1 OZ
MAX REFUND VALUE \$4.48
071497194022 PAINT KIT <A> <M> 24.98
WSTR PRO 9 IN TRAY SET - 8 PC
MAX REFUND VALUE \$22.48
Military Discount -18.38

SUBTOTAL 165.46
SALES TAX 12.41
TOTAL \$177.87
XXXXXXXXXXXX8374 VISA
USD\$ 177.87
AUTH CODE 577277/5521407 TA
Contactless
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0186 SUMMARY
THIS RECEIPT PO/JOB NAME: VILLAGES OF WES
TPORT

2025 PRO XTRA SPEND 04/15: \$1,859.63

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

<M> = Military Appreciation

6351 04/16/25 09:53 AM
6351 52 53513 04/16/2025 9019

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/15/2025

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904)766-2818

6351 00053 82809 04/18/25 09:40 AM
SALE SELF CHECKOUT

-----Military Discount-----
071497194602 4-1/2 IN. X <A> <M> 6.67
WSTR PRO 4.5 X 3/8 MICROFIBER CFR 2P
MAX REFUND VALUE \$6.00
071497184153 BRUSH <A> <M> 11.97
WSTR PRO NP 2.0 THN AGL SASH ALL PNT
MAX REFUND VALUE \$10.78
070798081352 DAP LX HPT <A> <M> 8.98
DAP PLASTIC WOOD 80Z LTXNAT WOODFILL
MAX REFUND VALUE \$8.08
068060503848 3M P SPG 320 <A> <M> 5.98
3M PGP BLOCK SANDING SPONGE 320G 1PK
MAX REFUND VALUE \$5.38
Military Discount -3.36

SUBTOTAL 30.24
SALES TAX 2.27
TOTAL \$32.51
XXXXXXXXXXXX8374 VISA USD\$ 32.51
AUTH CODE 306319/3535691 TA
Chip Read
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0186 SUMMARY
THIS RECEIPT PO/JOB NAME: VILLAGES OF WES
TPORT

2025 PRO XTRA SPEND 04/17: \$2,018.77

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

<M> = Military Appreciation

6351 04/18/25 09:40 AM
6351 53 82809 04/18/2025 2194

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/17/2025



Kirks Power Pressure Washing

1036 Dunn Avenue | Jacksonville, Florida 32218
19044796404 | kirkspowerpressurewashing@gmail.com |
www.kirkspowerpressurewashing.com

RECIPIENT:

Transaction date May 07, 2025

Villages of Westport CDD

6702 Sandle Drive
Jacksonville, Florida 32219

Receipt for Payment

Amount: \$500.00

Transaction date: May 07, 2025
Method of payment: Credit/debit card

Payment applied to Invoice #632



Kirks Power Pressure Washing

1036 Dunn Avenue | Jacksonville, Florida 32218
19044796404 | kirkspowerpressurewashing@gmail.com |
www.kirkspowerpressurewashing.com

RECIPIENT:

Transaction date May 07, 2025

Villages of Westport CDD

6702 Sandle Drive
Jacksonville, Florida 32219

Receipt for Payment

Amount: \$721.00

Transaction date: May 07, 2025
Method of payment: Credit/debit card

Payment applied to Invoice #631

Academy[®]

SPORTS+OUTDOORS

ACADEMY JACKSONVILLE, FL 904-363-6720

05/27/25 14:31

431506 SALE 2643 0194 202

Wilson NBA Basketb / 128735444

2 @ \$12.99 EA 25.98

SUBTOTAL 25.98

SALES TAX 1.95

TOTAL USD\$ 27.93

MID: XXXXXXXX7998

TID: XXXX4499

RRN: 027389

US DEBIT 27.93

XXXXXXXXXXXX8374

Contactless

VISA CARDHOLDER AUTH 110255

Mode: Card

AID: A0000000980840



How doers
get more done.

12111 LEM TURNER RD
JACKSONVILLE, FL 32218 (904)766-2818

6351 00053 05347 04/30/25 11:57 AM
SALE SELF CHECKOUT

-----Military Discount-----
044600302089 CDW 3X75CT <A> <M> 13.78
CLX DISINFECT WIPES 3X75CT
MAX REFUND VALUE \$12.40
Military Discount -1.38

SUBTOTAL 12.40

SALES TAX 0.93

TOTAL \$13.33

XXXXXXXXXXXX8374 VISA

USD\$ 13.33

AUTH CODE 570040/1530194

TA

Chip Read

AID A0000000980840

US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0186 SUMMARY
THIS RECEIPT PO/JOB NAME: VILLAGES OF WEST
PORT

2025 PRO XTRA SPEND 04/29: \$2,049.01

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

<M> = Military Appreciation

6351 04/30/25 11:57 AM



6351 53 05347 04/30/2025 0961

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A

1

90

07/29/2025

HAVE Fun OUT THERE

Shop academy.com

facebook.com/academy

How are we doing?

Share feedback about your experience within 72 hours at:

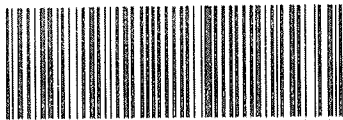
www.academyfeedback.com

After completing the survey, enter for a chance to win a

\$1,000 Academy gift card!

NO PURCHASE NECESSARY. Odds depend on entries
received. Enter by month-end. For complete details and
official rules, see academy.com/officialrules.

Disponible en Español



20250527143200019402022643

5/27/25 14:32



441 STATE RD 16
ST AUGUSTINE, FL 32084
9048245003

Transaction 103993

DEBIT CARD SALE	\$16.00
VISA 8374	

Retain this copy for statement
validation

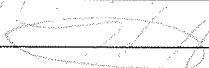
22-May-2025 12:41:04P
\$16.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX8374
VISA CARDHOLDER
Reference ID: 514200707669
Auth ID: 234863
MID: *****4885
AID: A0000000980840
AthNtwkNm: VISA
RtlInd: CREDIT

Online: <https://clover.com/p/RVR23JRFZBYAP>

Payment RVR23JRFZBYAP

Clover Privacy Policy
<https://clover.com/privacy>

441 State Road 16
St. Augustine, FL 32084
Phone (904) 824-5003
FL. Lic. EF0000621

NAME V. Higgins of Westport		DATE 5/27	
ADDRESS CDD			
PHONE			
CASH	C O D.	CHARGE C C	ON ACCT.
			MDSE. RET'D L.H.
QTY.	DESCRIPTION		AMOUNT
3	200 Km 1 DVD		4.00
			8.00
2	200 Km 1 DVD		4.00
			8.00
Howard H. HIGGINS			
			
TAX			N/A
RECEIVED BY		TOTAL	\$16.00

14726

Thank You

All claims and returned goods MUST be accompanied by this bill.



Details for Order #112-3451557-2873829

Order Placed: June 7, 2025
PO number : Villages of Westport CDD
Amazon.com order number: 112-3451557-2873829
Order Total: \$379.32

Not Yet Shipped	
Items Ordered	Price
1 of: S.R.Smith 1001495 Intelligent Control Lift Battery, Beige Sold by: In The Swim Pool Supplies (seller profile) Condition: New	\$356.17
Shipping Address: Howard McGaffney 162 S PRAIRIE LAKES DR SAINT AUGUSTINE, FL 32084-9318 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa | Last digits: 8374	Item(s) Subtotal: \$356.17
Billing address Howard McGaffney 162 S PRAIRIE LAKES DR SAINT AUGUSTINE, FL 32084-9318 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$356.17 Estimated Tax: \$23.15 ----- Grand Total: \$379.32

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