



Villages of West Port Community Development District

July 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 249 265 820 356

Passcode: tx6KM2Q2

Call In Number: 1-646-838-1601

Conference ID: 916 738 732#

313 Campus Street,
Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Villages of Westport Community Development District

Board of Supervisors

Yashekia Scarlett, Chairperson
Anina Guyton, Vice Chairperson
Carl Hawkins, Assistant Secretary
Alice Sandford, Assistant Secretary
Godfrey Story, Assistant Secretary

District Staff

Samantha Harvey, District Manager
Jennifer Kilinski, Esq., District Counsel
Lindsay Moczynski, Esq., District Counsel
Neil Brockmeier, P.E., District Engineer
Natasha Sowani, District Accountant
Justin Fisher, Field Inspection Coordinator
Kareen Baker, District Admin

Regular Meeting Agenda

Monday, July 20, 2026, at 5:30 p.m.

The Regular Meeting of the **Villages of the Westport Community Development District** will be held on **Monday, July 20, 2026, at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

<https://teams.microsoft.com/meet/249265820356545?p=pm1tPDEP7xopU65P2z>

Meeting ID: 249 265 820 356 545 **Passcode:** tx6KM2Q2

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 916738732#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager..... Page 4

D. Field Inspection Coordinator

 i. Inframark May, June and July 2026 Field Inspection Reports..... Page 5

E. BrightView Landscape Service Communication Report..... Page 32

F. Consideration of BrightView Proposal #8941974 for Palm Trimming at Amenity Center..... Page 33

G. Consideration of BrightView Proposal #8947073 for Removal and Replacement of Red Maple
 Trees..... Page 35

H. Consideration of BrightView Proposal #8939208 for Summer Flowers Installed..... Page 39

I. SOLitude Lake Management Report..... Page 41

J. Consideration of A-Team Fence LLC Proposal..... Page 44

5. CONSENT AGENDA

A. Consideration of the Minutes from the Regular Meeting held on April 20, 2026.....	Page 45
B. Consideration of the Minutes from the Special Meeting held on June 3, 2026.....	Page 52
C. Consideration of March, April, May and June 2026 Check Registers and Operations and Maintenance Reports.....	Page 57

6. BUSINESS ITEMS

A. Discussion of Flock Cameras	
B. Public Hearings to Consider Adoption of the Fiscal Year 2027 Proposed Budget and Levy of Non-Ad Valorem Assessments.....	Page 225
i. Consideration of Resolution 2026-11, Annual Appropriations, and Adopting the Fiscal Year 2027 Budget.....	Page 242
ii. Consideration of Resolution 2026-12, Levying of Non-Ad Valorem Assessments.....	Page 245
C. Consideration of Resolution 2026-13, Adopting Fiscal Year 2027 Meeting Schedule.....	Page 248
D. Consideration of Landscape Maintenance Proposals	
i. The Greenery Inc.....	Page 250
ii. Yardnique.....	Page 334
iii. VerdeGo Landscape.....	Page 404
E. Discussion of the Prior Management Public Records Request and Invoice Charges.....	Page 453
F. Consideration of Resolution 2026-14, Adopting Goals and Objectives – FY 2027.....	Page 469

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

VILLAGES OF WESTPORT CDD

District Manager Report – July 2026

Supervisor of Elections Update

The following is a summary of the Supervisor of Elections information for Villages of Westport Community Development District supervisor seats, including candidate status for each unopposed seat.

Seat 2 – Supervisor

Candidate	Office	Status
Cary Thomas (NOP)	Villages of Westport CDD, Seat 2	Active-Unopposed

Seat 3 – Supervisor

Candidate	Office	Status
Anina Guyton (NOP)	Villages of Westport CDD, Seat 3	Active-Unopposed

Seat 4 – Supervisor

Candidate	Office	Status
Carl Hawkins (NOP)	Villages of Westport CDD, Seat 4	Active-Unopposed

CLEAR PARTNERSHIPS



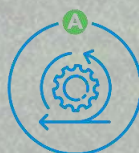
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Villages of Westport CDD May 2026 Field Inspection

Friday, May 8, 2026

Prepared For Board of Supervisors

20 Items Identified

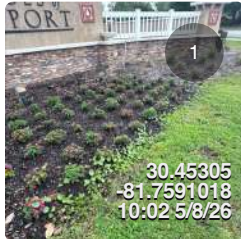
Justin Fisher

Inframark

Item 1 - Main Monuments

Assigned To: Brightview Landscaping

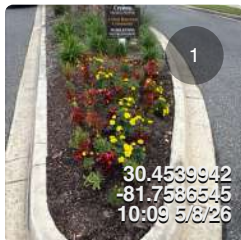
Newly installed Lantana are performing well. Continue to define beds by removing unwanted vegetation in this area.



Item 2 - Creston Entrance

Assigned To: Brightview Landscaping

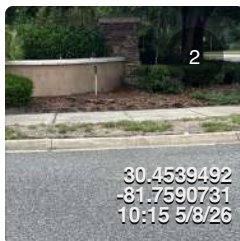
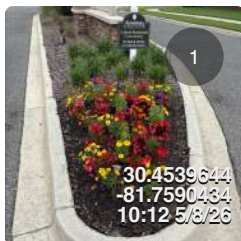
Annuals look to be performing well at this entrance. There is some mildew on the north side of the monument.



Item 3 - Keniston Entrance

Assigned To: Brightview Landscaping

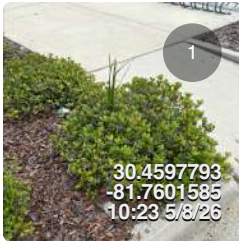
Annuals are performing well at this entrance. Turf issues in the entrance ROW.



Item 4 - Devinston Entrance

Assigned To: Brightview Landscaping

The annuals are performing well at this entrance.



Item 5 - Remove Volunteer Palm

Assigned To: Brightview Landscaping

Remove volunteer palm growing through the Indian Hawthorne near the parking lot of the amenity center.



Item 6 - Stop Sign

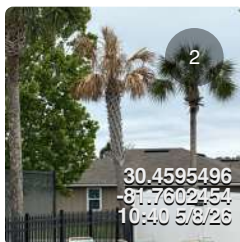
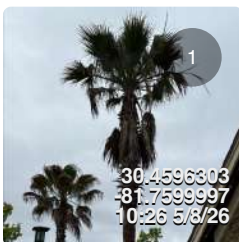
Assigned To: Maintenance

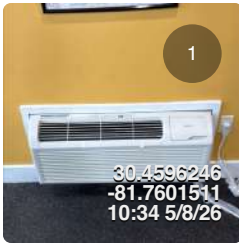
Straighten stop sign, leaning at entrance to amenity center.

Item 7 - Palm Pruning

Assigned To: Brightview Landscaping

Property-wide, remove downed fronds per scope of contract. If outside of scope, Brightview will provide a proposal.





Item 8 - Gym AC Unit

Assigned To: Board Update

The AC unit was replaced in the gym.

Item 9 - Pool Furniture

Assigned To: Maintenance

Some of the pool furniture is in rough shape. Look to replace or pressure wash.



Item 10 - ADA Lift

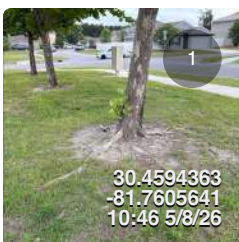
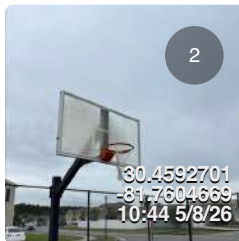
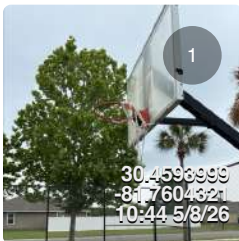
Assigned To: Maintenance

Do we know the last time the ADA lift was used or calibrated?

Item 11 - Basketball Nets

Assigned To: Maintenance

Both nets at the basketball court need to be replaced.



Item 12 - Sucker Growth

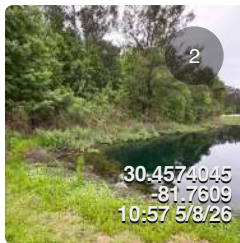
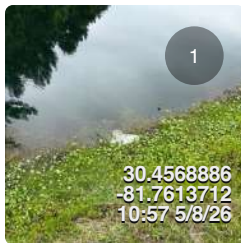
Assigned To: Brightview Landscaping

Property-wide, continue to remove sucker growth from all trees.

Item 13 - Pond 10 Resident Complaint

Assigned To: Solitude Lake Management

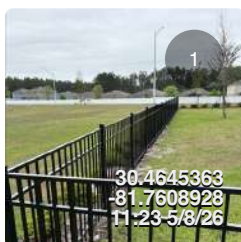
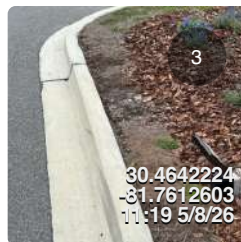
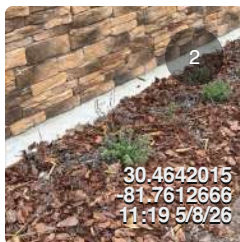
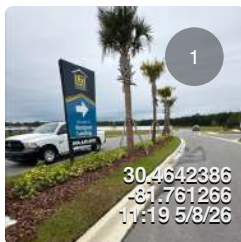
Submerged weeds and trash are present in the pond. The resident is looking for something to be done along the conservation side of the pond. There is vegetation growing out over the pond. We've told her before we cannot touch any vegetation growing from the banks of the pond.



Item 14 - Westport Landing Entrance

Assigned To: Brightview Landscaping

Most of the blue days survived and are making a comeback. There are a few units that could be replaced. The Shefflera have bounced back nicely. There is some turf damage. Autumn Sage is performing well at the dog park.



Item 15 - Fencing Replaced

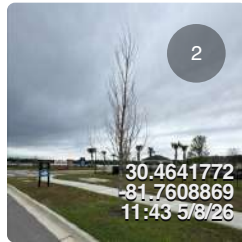
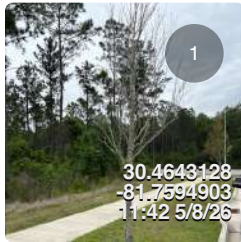
Assigned To: Board Update

The fencing at the playground at Westport Landing was replaced.

Item 16 - Dead Maples

Assigned To: Brightview Landscaping

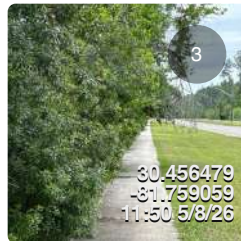
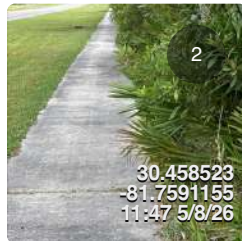
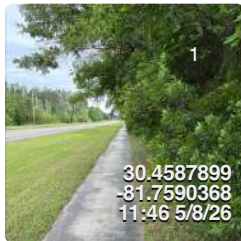
They appear to be 2 dead Red Maples in the entrance ROW, leading up to Westport Landing. Brightview to draw proposal to replace.



Item 17 - Cutbacks Along Sidewalk

Assigned To: Brightview Landscaping

Continue to cutback vegetation encroaching on sidewalk.



Item 18 -Turf Damage

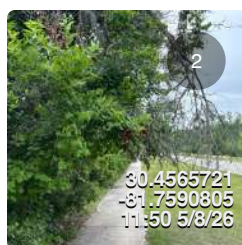
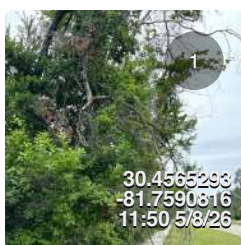
Assigned To: Brightview Landscaping

Fill in ruts along Braddock.

Item 19 - Remove Dead Branch

Assigned To: Brightview Landscaping

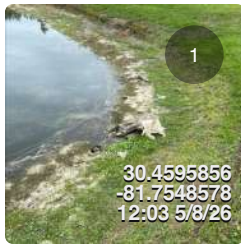
Remove dead branch encroaching on sidewalk. See coordinates.



Item 20 - Pond 6

Assigned To: Solitude Lake Management

There was a lot of trash in this pond. This will be addressed during routine maintenance.





Villages of Westport June 2026 Field Inspection

Thursday, June 11, 2026

Prepared For Board of Supervisors

17 Items Identified

Justin Fisher

Inframark

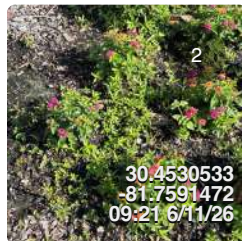
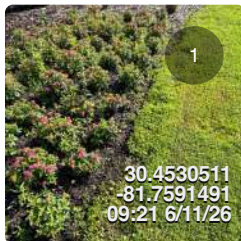
Item 1 - Detailing

Assigned To: Brightview

Continue to set a clear and defined edge to the beds. Clearing unwanted weeds as well. The annuals appear to be thriving.

Location:

West Main Monument



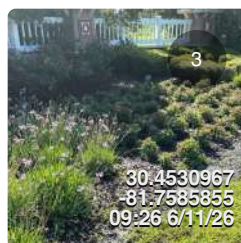
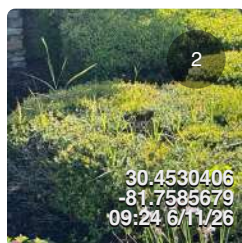
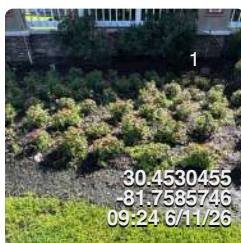
Item 2 - Detailing

Assigned To: Brightview

Remove unwanted weeds and volunteer grasses from the bed. The annuals are doing very well.

Location:

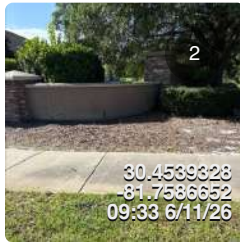
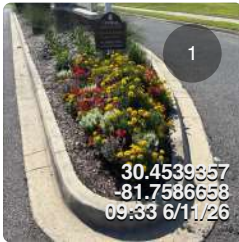
East Main Monument



Item 3 - Creston Entrance

Assigned To: Brightview

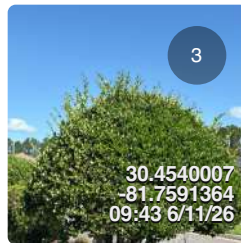
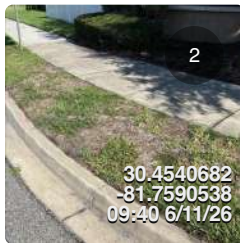
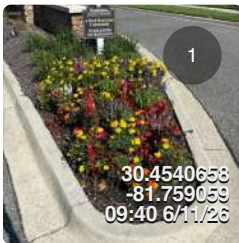
The annuals/median at this entrance look well maintained. However, at either ROW the vegetation is very sparse. Board to discuss possible proposal to fill in these areas.



Item 4 - Keniston Entrance

Assigned To: Brightview

The annuals at this entrance are flourishing. There is some turf damage and Creeping Woodsorrel taking over in the entrance ROW. The Ligustrum should be trimmed to keep its desired shape/form.



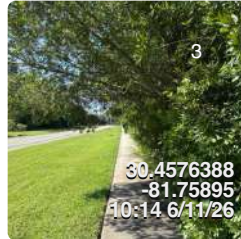
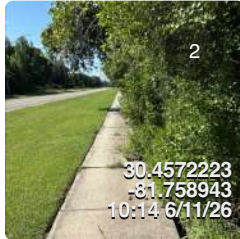
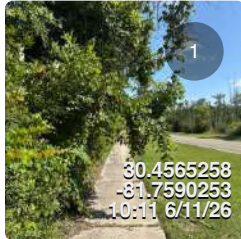
Item 5 - REPEAT ... FDOT Pruning

Assigned To: Brightview

Property-wide, all trees should be lifted per FDOT standards for safe travel of pedestrians, bicyclists and drivers.

Location:

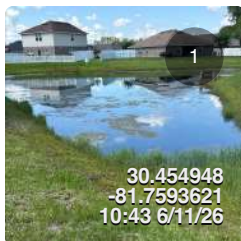
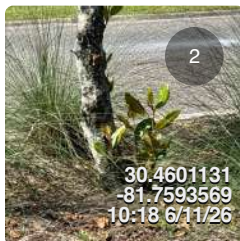
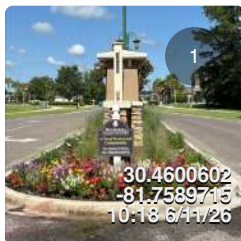
West ROW along Braddock between Keniston and Devinston entrances.



Item 6 - Devinston Entrance

Assigned To: Brightview

The annuals are doing great here as well. There is some sucker growth on the Magnolias that should be cleared.



Item 7 - Algae Bloom

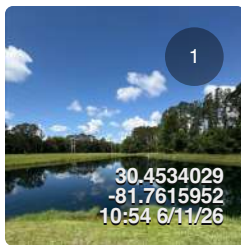
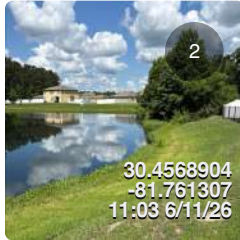
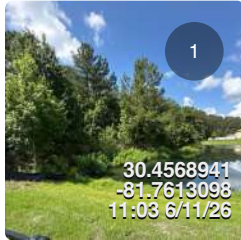
Assigned To: Solitude Lake Management

Pond 3 has an extensive algae bloom and aquatic weeds. I met Chayse on site to discuss putting a plan in place to address these issues.

Item 8 - Aquatic Weeds/Algae

Assigned To: Solitude Lake Management

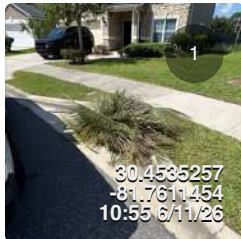
Pond 10 has a small algae bloom and aquatic weeds. I met Chayse and the resident on site to discuss a plan of action.



Item 9 - Minimal Issues

Assigned To: Solitude Lake Management

Pond 1 has been dyed. There was minimal algae present.



Item 10 - Fronds In Street

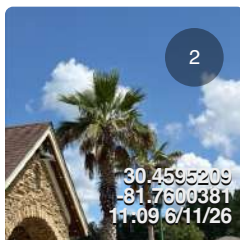
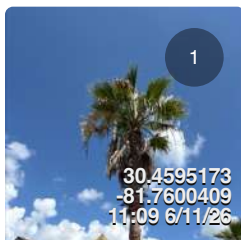
Assigned To: Board Update

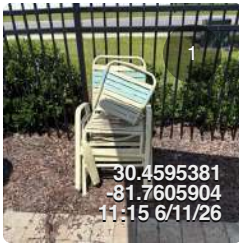
While inspecting Pond 1, I noticed some downed/trimmed fronds were thrown in the storm drain.

Item 11 - REPEAT ... Palm Pruning

Assigned To: Brightview

Vendor to draw up proposal for Palm pruning.





Item 12 - REPEAT ... Pool Furniture

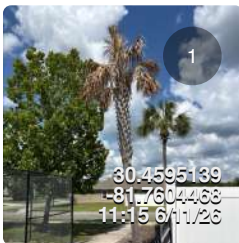
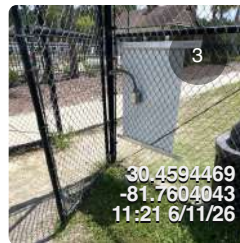
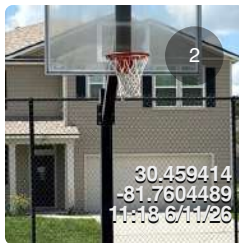
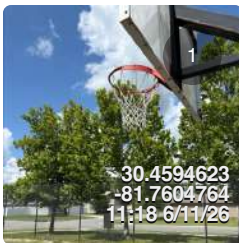
Assigned To: Board Update

There are multiple chairs in disrepair. Board should make a decision to repair or discard the furniture. Much of the pool furniture is in rough shape.

Item 13 - Basketball Court

Assigned To: Board Update

The nets at the basketball court have been replaced. It looks as if there was once an electric lock on the basketball gate. Inframark could obtain a proposal to replace if the Board wishes.



Item 14 - REPEAT ... Palm Removal

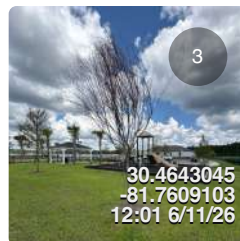
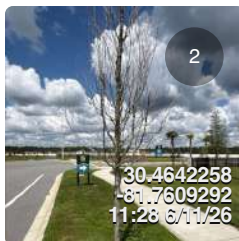
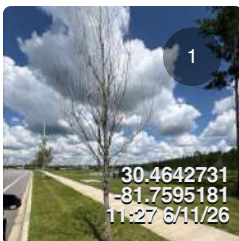
Assigned To: Brightview

Vendor was asked to draw up a proposal to remove this dead palm at the amenity center.

Item 15 - Dead Tree Removal

Assigned To: Brightview

There are 3 dead trees at Westport Landing. 2 in the entrance ROW. 1 present in the playground. These trees may fall under warranty.



Item 16 - Tree Rings

Assigned To: Brightview

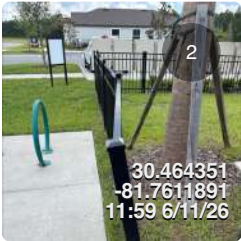
Property-wide, vendor should define tree rings and maintain their shape.



Item 17 - Broken Gate

Assigned To: Board Update

The gate at the Westport Landing playground has been torn off the hinges. It looks as if it may have been run into by a mower.





Villages of Westport CDD July 2026 Field Inspection

Wednesday, July 1, 2026

Prepared For Board of Supervisors

21 Items Identified

Justin Fisher

Inframark

Item 1 - Detailing

Assigned To: Brightview Landscaping

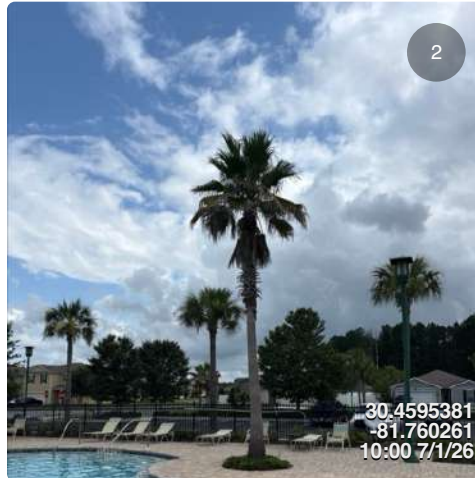
Around the pool, please clear volunteer grasses and weeds from the juniper and surrounding vegetation.



Item 2 - Palm Pruning

Assigned To: Brightview Landscaping

Brightview has provided a proposal to trim 23 sable palms throughout the property.



Item 3 - Palm Removal

Assigned To: Brightview Landscaping

Brightview will provide a proposal to remove this dead palm. We may want to submit tissue samples regarding testing for Lethal Bronzing.



Item 4 - Damaged Sign

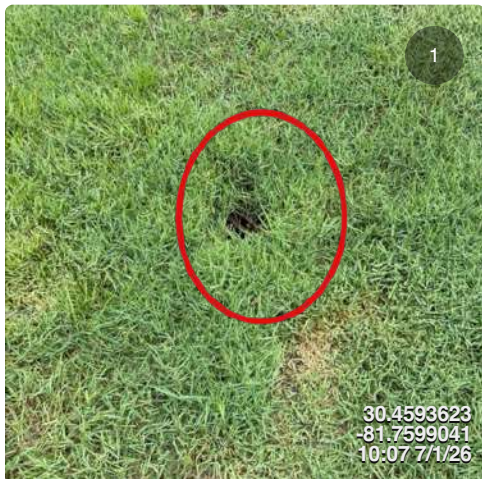
Assigned To: Inframark Maintenance

The sign near the picnic area is damaged.
Board will need to approve replacement.

Item 5 - Maintain Area Around Drain

Assigned To: Brightview Landscaping

Brightview is to maintain the drainage system near the picnic area at the amenity center.



Item 6 - Detailing

Assigned To: Brightview Landscaping

Continue to remove the volunteer grasses and palms from the Indian Hawthorne at the amenity center.



Item 7 - Trip Hazard

Assigned To: Board Update

There is a trip hazard along the sidewalk near the Keniston entrance. It looks as if it has been repaired before. Grinding or replacement may be necessary. It looks as if tree roots may be causing the issue.



Item 8 - Sucker Growth

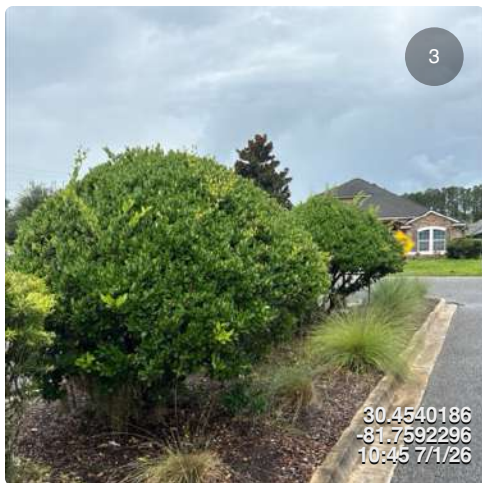
Assigned To: Brightview Landscaping

Property-wide, continue to remove all sucker growth from trees.

Item 9 - Keniston Entrance

Assigned To: Brightview Landscaping

The annuals are performing well at this entrance. They're almost overgrown. The Ligustrum looks as if it was trimmed since the last report. However, it could use a standard topiary trim again.



Item 10 - Pruning

Assigned To: Brightview Landscaping

The Ligustrum in the West ROW South of the Keniston entrance need to be shaped and pruned with a standard topiary trim.

Item 11 - West Monument/Weed Pressure

Assigned To: Brightview Landscaping

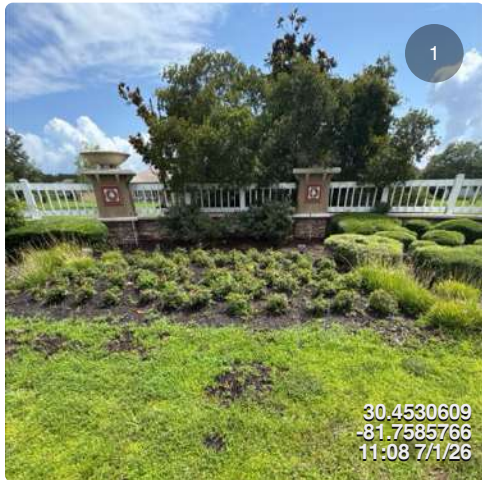
At the West main monument, there is a significant amount of weed pressure effectively shrinking the beds. This should be addressed and the board should think about adding mulch to support eradication of the weeds.



Item 12 - East Monument/Weed Pressure

Assigned To: Brightview Landscaping

This area looks pretty good. There are some volunteer grasses creeping up through the Holly. We need to continue to set a defined edge at the front of the bed.



Item 13 - Creston Entrance/Illegal Dumping

Assigned To: Brightview Landscaping

The annuals are in decent shape. There is a pile of dead plant material in the ROW. Otherwise, the entrance looks well maintained.



Item 14 - Devinston Entrance

Assigned To: Brightview Landscaping

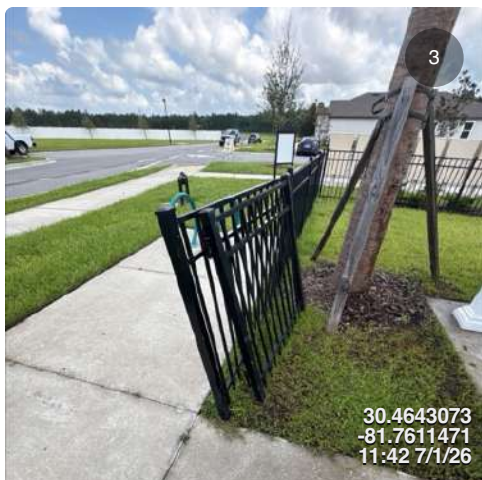
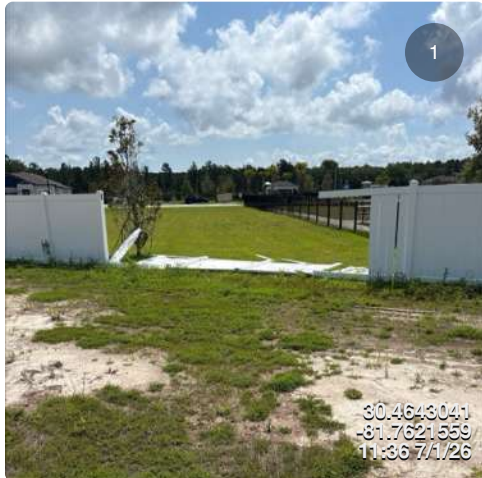
The annuals look great. The entrance looks well maintained.



Item 15 - Fence Repair

Assigned To: Board Update

A - Team Fencing has provided an estimate to repair both the vinyl fencing and the rod iron gate at the playground.



Item 16 - Westport Landing Entrance

Assigned To: Board Update

The Shefflera continue to respond well. Brightview has had discussions with LGI homes to insert annuals at this entrance.



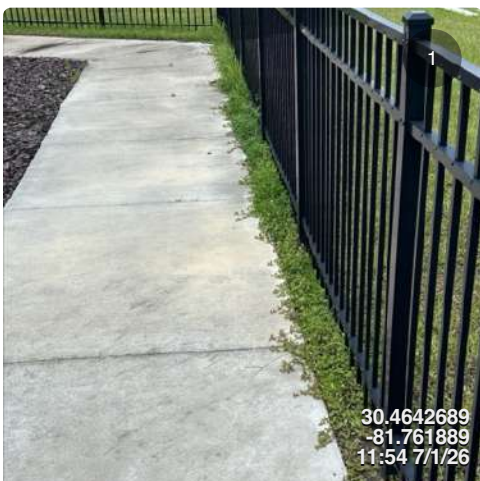
Item 17 - Edging

Assigned To: Brightview Landscaping

Continue to edge along all hardscapes where appropriate.

Location:

Dog Park





Item 18 - Palm Discoloration

Assigned To: Brightview Landscaping

3 of the 4 palms at this entrance have discoloration of the fronds. Diagnose and treat accordingly.

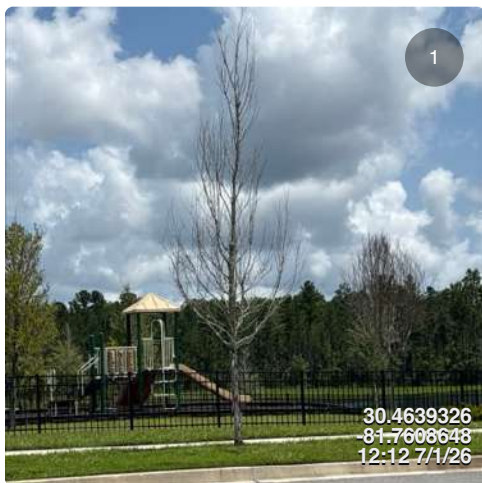
Location:

Westport Landing

Item 19 - Remove/Replace Dead Maples

Assigned To: Brightview Landscaping

Brightview has submitted a proposal to remove and replace two dead red maples in the ROW. There is an additional Red Maple in the Playground area that should be replaced as well.



Item 20 - Vegetation Cutbacks

Assigned To: Brightview Landscaping

Property-wide, continue to cut back vegetation encroaching on CDD walls and infrastructure.

Location:

Along the wall in the West ROW, South of Braddock Parkway.



Item 21 - Algae

Assigned To: Solitude Lake Management

The algae bloom at Pond 3 looks to be in a state of decline. Solitude will continue to monitor this area.



Service Communication Report

Property Name: **Villages of Westport**

Date: **6-Apr**

The following landscape maintenance services were performed on your property.

If you have any questions about your service please call us at:

Grounds Maintenance Customer Service (904) 673-5413

Turf		Landscape Beds		Fertilization		Pest Control	
Mowing	☒	Pruning	☐	Turf	☐	<u>Turf</u>	<u>Trees</u>
Edging	☐	Hedging	☒	Trees	☐	☐	☐
Curbs	☐	Weeding	☒	Shrubs	☐	☐	☐
Beds	☐	Tree	☐	Annuals	☐	<u>Shrubs</u>	<u>Fire Ants</u>
Line Trim	☒	Pruning	☐			☐	☐
		Palm	☐				
		Pruning	☐				
Irrigation		Planting		Clean Up		Other Services Performed	
Inspect	☐	Annuals	☐	Trash	☒		
Adjust	☐	Shrubs	☐	Leaves	☐		
Repair	☐	Mulch	☐	Debris	☒		
Comments, Areas Which Require Special Attention Or Work:							
Mowed turf areas as needed							
No edge needed							
Trimmed hedges throughout Section 3							
Treated plant beds and hard surfaces for weeds throughout Section 1							
Blew all areas clean							
Handpulled weeds from plant material throughout Section 3							

Service Provided By
Billy Buerki

Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Samantha Harvey
Property Address	6702 Sandle Drive Jacksonville, FL 32219	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607
Project Name	Villages of Westport - 6-15-26		
Project Description	Palm Tree Trimming at Amenity Center		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
23.00	EACH	Trim 23 Sabals around Amenity Center Area, Haul Away Debris	\$55.00	\$1,265.00

For internal use only

SO# 8941974
JOB# 346100627
Service Line 300

Total Price \$1,265.00

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
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4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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Customer

Property Manager

Signature	Title
Samantha Harvey	June 15, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title
Robin D Brown-Cilliers	June 15, 2026
Printed Name	Date

Job #: 346100627

SO #: 8941974

Proposed Price: \$1,265.00

Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Samantha Harvey
Property Address	475 W Town Pl Ste 114 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607
Project Name	Villages of Westport 6-22-26		
Project Description	Removal and Replacement of 2 dead Red Maple trees along entry to Westport Landing		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Mobilization of crew. Delivery of Materials. Removal of existing trees x2.
1.00	LUMP SUM	Use of Skid Steer to remove existing root balls
2.00	EACH	Red Maple 65gal. Installed

For internal use only

SO# 8947073
JOB# 346100627
Service Line 130

Total Price \$3,444.60

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 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Customer

Property Manager

Signature	Title
Samantha Harvey	June 22, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title
William G. Buerki	June 22, 2026
Printed Name	Date

Job #: 346100627

SO #: 8947073

Proposed Price: \$3,444.60

Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Samantha Harvey
Property Address	475 W Town Pl Ste 114 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607
Project Name	Villages of Westport 7-6-26-26		
Project Description	Removal and Replacement of 1 dead Red Maple tree at Playground area in Westport Landing		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization of crew. Delivery of Materials. Removal of existing tree.	\$321.87	\$321.87
1.00	EACH	Red Maple 30gal. Installed	\$485.62	\$485.62

For internal use only

SO# 8947073
JOB# 346100627
Service Line 130

Total Price \$807.49

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Customer

Property Manager

Signature	Title
Samantha Harvey	July 06, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title
William G. Buerki	July 06, 2026
Printed Name	Date

Job #: 346100627

SO #: 8947073

Proposed Price: \$807.49

Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Samantha Harvey
Property Address	475 W Town Pl Ste 114 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607
Project Name	Villages of Westport 6-10-26		
Project Description	Villages of Westport Summer Annual installation (Includes adding bed at Westport Landing)		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
350.00	UNIT	Summer Flowers Installed	\$3.06	\$1,069.64

For internal use only

SO# 8939208
JOB# 346100627
Service Line 130

Total Price \$1,069.64

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature	Title
Samantha Harvey	June 22, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature	Title
William G. Buerki	June 22, 2026
Printed Name	Date

Job #: 346100627

SO #: 8939208

Proposed Price: \$1,069.64



Work Order 00986750

Work Order 00986750
Number

Created Date 6/30/2026

Account Villages of Westport CDD

Contact Samantha Harvey

Address 6702 Sandle Drive
Jacksonville, FL 32219
United States

Work Details

Specialist Comments to Customer

During this visit, I inspected all the ponds. Grasses and algae are still dying from last service. The water levels are low at this time of service and the weather is 90 degrees, sunny and breezy.

Thank you for choosing Solitude Lake Management and have a great day!

Prepared By Chayse Crain

Work Order Assets

Asset	Status	Product Work Type
Villages of Westport Pond 6	Inspected	
Villages of Westport Pond 5	Inspected	
Villages of Westport Pond 11	Inspected	
Villages of Westport Pond 12	Inspected	
Villages of Westport Pond 9	Inspected	
Villages of Westport Pond 7	Inspected	
Villages of Westport Pond 10	Inspected	
Villages of Westport Pond 8	Inspected	
Villages of Westport Pond 2	Inspected	
Villages of Westport Pond 1	Inspected	
Villages of Westport Pond 4	Inspected	
Villages of Westport Pond 3	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Villages of Westport Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order	00986750	Account	Villages of Westport CDD
Work Order	00986750	Contact	Samantha Harvey
Number		Address	6702 Sandle Drive Jacksonville, FL 32219 United States

Created Date 6/30/2026

Villages of Westport Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Villages of Westport Pond 12	SHORELINE WEED CONTROL	
Villages of Westport Pond 12	MONITORING	
Villages of Westport Pond 12	LAKE WEED CONTROL	
Villages of Westport Pond 12	ALGAE CONTROL	
Villages of Westport Pond 11	SHORELINE WEED CONTROL	
Villages of Westport Pond 11	MONITORING	
Villages of Westport Pond 11	LAKE WEED CONTROL	
Villages of Westport Pond 11	ALGAE CONTROL	
Villages of Westport Pond 7	SHORELINE WEED CONTROL	
Villages of Westport Pond 7	MONITORING	
Villages of Westport Pond 7	LAKE WEED CONTROL	
Villages of Westport Pond 7	ALGAE CONTROL	
Villages of Westport Pond 9	SHORELINE WEED CONTROL	
Villages of Westport Pond 9	MONITORING	
Villages of Westport Pond 9	LAKE WEED CONTROL	
Villages of Westport Pond 9	ALGAE CONTROL	
Villages of Westport Pond 8	SHORELINE WEED CONTROL	
Villages of Westport Pond 8	MONITORING	
Villages of Westport Pond 8	LAKE WEED CONTROL	
Villages of Westport Pond 8	ALGAE CONTROL	
Villages of Westport Pond 10	SHORELINE WEED CONTROL	
Villages of Westport Pond 10	MONITORING	
Villages of Westport Pond 10	LAKE WEED CONTROL	
Villages of Westport Pond 10	ALGAE CONTROL	
Villages of Westport Pond 1	SHORELINE WEED CONTROL	
Villages of Westport Pond 1	MONITORING	
Villages of Westport Pond 1	LAKE WEED CONTROL	
Villages of Westport Pond 1	ALGAE CONTROL	
Villages of Westport Pond 2	SHORELINE WEED CONTROL	
Villages of Westport Pond 2	MONITORING	
Villages of Westport Pond 2	LAKE WEED CONTROL	



Work Order 00986750

Work Order 00986750
Number

Account

Villages of Westport CDD

Contact

Samantha Harvey

Address

6702 Sandle Drive
Jacksonville, FL 32219
United States

Created Date 6/30/2026

Villages of Westport Pond 2	ALGAE CONTROL	
Villages of Westport Pond 3	SHORELINE WEED CONTROL	
Villages of Westport Pond 3	MONITORING	
Villages of Westport Pond 3	LAKE WEED CONTROL	
Villages of Westport Pond 3	ALGAE CONTROL	
Villages of Westport Pond 4	SHORELINE WEED CONTROL	
Villages of Westport Pond 4	MONITORING	
Villages of Westport Pond 4	LAKE WEED CONTROL	
Villages of Westport Pond 4	ALGAE CONTROL	
Villages of Westport Pond 5	SHORELINE WEED CONTROL	
Villages of Westport Pond 5	MONITORING	
Villages of Westport Pond 5	LAKE WEED CONTROL	
Villages of Westport Pond 5	ALGAE CONTROL	
Villages of Westport Pond 6	SHORELINE WEED CONTROL	
Villages of Westport Pond 6	MONITORING	
Villages of Westport Pond 6	LAKE WEED CONTROL	
Villages of Westport Pond 6	ALGAE CONTROL	
Villages of Westport Pond 3		
Villages of Westport Pond 4		
Villages of Westport Pond 1		
Villages of Westport Pond 2		
Villages of Westport Pond 8		
Villages of Westport Pond 10		
Villages of Westport Pond 7		
Villages of Westport Pond 9		
Villages of Westport Pond 12		
Villages of Westport Pond 11		
Villages of Westport Pond 5		
Villages of Westport Pond 6		

Proposal

Page # _____ of _____ pages

Fisher

A-Team Fence LLC

PROPOSAL SUBMITTED TO:

Westport Landing CO.

JOB NAME

JOB #

ADDRESS

Fence storm Damage and Repair

JOB LOCATION

DATE

4-28-24

DATE OF PLANS

a.s.a.p

PHONE #

FAX #

ARCHITECT

We hereby submit specifications and estimates for:

XXXXX
 4 6 ft white
 tag

Add Alarm gate

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$

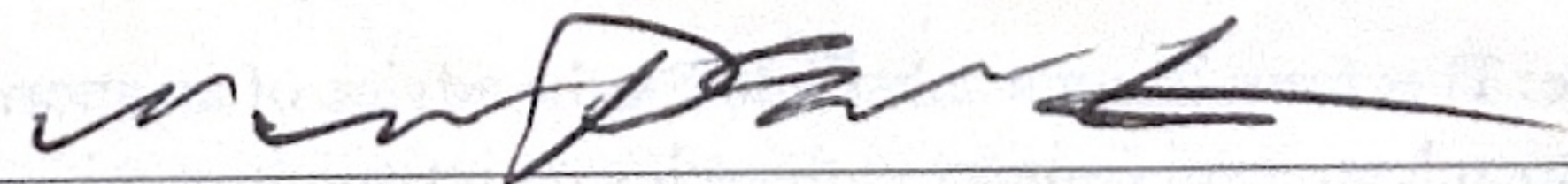
Total 2,335

Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted



Note — this proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal

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

Signature _____

Date of Acceptance _____

Signature _____

**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 20, 2026, at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett	Chairperson (via Teams)
Anina Guyton	Vice Chairperson
Carl Hawkins	Assistant Secretary
Alice Sanford	Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey	District Manager, Inframark
Jennifer Kilinski	District Counsel (via Teams)
Lindsay Moczynski	District Counsel (via Teams)
Justin Fisher	Field Service Coordinator

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order at 5:30 p.m. and called the roll; a quorum was established.

On MOTION by Ms. Guyton, seconded by Ms. Sanford, with all in favor, Ms. Scarlett's participation and voting via telephone conference due to illness was approved. 3-0

SECOND ORDER OF BUSINESS

Approval of Agenda

The Board approved the meeting agenda with amendments to include the First Amendment to the Inframark Master Agreement for Pool Monitors.

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, the agenda was approved as amended. 4-0

THIRD ORDER OF BUSINESS

Audience Comments

Mr. PosPisil stated he does not believe the District should increase fees, citing concerns that the District has not been adequately maintained.

Mr. Meredith expressed opposition to the implementation of the Flock Camera System, stating that members of the community are against adding the system and do not want the company to have residents and their guests information. Mr. Hawkins disagreed and stated he believes the Flock Camera System would be a beneficial addition to the District.

Ms. Kirby inquired whether the District was considering switching to Zoom for meetings. She commented that all teleconference platforms experience technical difficulties and expressed that the District should not change platforms and incur additional costs to transition to Zoom.

FOURTH ORDER OF BUSINESS

**Presentation from Erika Graham
Regarding the Flock Camera System**

A. Consideration of Flock Safety Camera Systems Quote #191875 - 1 LPR and Video Bundle

B. Consideration of Flock Safety Camera Systems Quote #191875 - 4 LPR and Video Bundles

Ms. Graham gave a presentation on the Flock Camera System and showed a video demonstrating how the system operates. The Board reviewed the two options for 1 LPR and Video bundle and 4 LPR and Video bundles. Ms. Graham explained the differences in services and pricing between the two proposals, comparing coverage for one entrance versus all four entrances to the District. Ms. Sanford commented that when proposals were received in the prior year, the Board also received two additional bids that were not comparable in costs. Ms. Graham stated that installation and monitoring would take approximately four to six weeks following approval. She further noted that the first-year cost would be \$16,100 with an annual renewal cost of \$14,800.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, inclusion of the Flock Safety Camera system in the proposed budget, was approved. 4-0
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Following discussion, the Board decided to table approval of this item until the Fiscal Year 2026/2027 Budget adoption meeting to allow additional time for Board research and consideration.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Ms. Harvey reviewed the District's financial snapshot with the Board.

On MOTION by Ms. Sanford, seconded by Ms. Guyton, with all in favor, closing City National Bank debit card was approved. 4-0

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, transfer of \$13,887.58 from the Truist Capital Reserve Account to Valley Bank was approved. 4-0

Ms. Harvey discussed activity related to City National Bank, including outstanding checks. Check ARNAV #2134 remains outstanding and will be researched further. Checks #2159 and #2272, issued to Supervisor Ms. Alice Sanford for Supervisor payment for January 2026 and February 2026, respectively, were also listed as outstanding. Ms. Sanford confirmed that both checks had been cashed.

Ms. Harvey advised that the financial snapshot will be emailed to all Board members. She further informed the Board they are still reviewing financial reports from GMS for January and February 2026. As a result, there is no check log or O&M report for February or March at this time. Ms. Harvey stated that all financial reports will be distributed to the Board via email going forward.

B. District Counsel

Ms. Mocynski provided legislative updates regarding proposed legislation, including claims against the government and potential increases, monitoring officer recall and the removal of officers' policies, ebikes regulation and enforcement laws, and legislation that would require Districts to accept electronic payments. Ms. Moczynski notes that none of the referenced bills have been passed at this time.

Ms. Moczynski reminded the Board that their Form 1 is due by July 1, 2026, and advised that she will forward this information to all Board members via email.

C. District Engineer

None.

D. District Manager**i. Discussion of Field Service Being Included in the Inframark Contract**

Ms. Guyton expressed concerns that Field Services and District Management should be separate contracts to avoid one service monopolizing the other. Ms. Scarlett stated that the Board was effectively constrained to proceed with Inframark, as no other companies submitted proposals for either District Management or Field Services. Ms. Hawkins agrees that Field Services should be a separate contract, noting that the Board may be satisfied with one service provider, but not the other. Ms. Kilinski confirmed she contacted six companies to provide proposals for District Management as part of the RFP process, and Inframark was the only company to submit a proposal. Following the discussion, the Board agreed to revisit the matter at a future date.

ii. Discussion of Resolution 2025-06, District Making Certain Findings; Waiving, Amending and Establishing Standards for Rule 1.3(10)

The Board discussed the District's Rules of Procedure regarding Supervisor participation via teleconference. It was noted that the District originally allowed teleconference participation, provided a quorum was present. Subsequent changes required Supervisors to appear in person, with accommodations permitted only under acceptable circumstances. The Board further noted that this requirement was waived in the prior year, with direction given to follow Exhibit A of Resolution 2025-06. Mr. Hawkins stated his preference to keep the resolution in place.

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, the Board agreed to continue following Resolution 2025-06, Exhibit A. 4-0

E. Inframark March and April 2026 Field Inspection Reports

Mr. Fisher reviewed the March and April 2026 Field Inspection Reports with the Board. He provided an update regarding flowers that failed at two entrances and confirmed that the plants have been replaced due to an irrigation issue. Ms. Scarlett inquired about irrigation concerns. Mr. Fisher explained that BrightView stated they had turned off the backflow, which resulted in the issue. He advised this issue has been fixed, and the annuals are now receiving proper irrigation.

Mr. Fisher advised that the lantana has been installed at the monument sign in the Villages of Westport.

Pressure washing bids were received, and upon discussion, the Board agreed to table this item to a later date.

Mr. Fisher informed the Board the amenity gym HVAC is not operational and that there would be a minimum \$100 diagnostic fee.

On MOTION by Ms. Guyton, seconded by Mr. Hawkins, with all in favor, replacement of the amenity gym HVAC unit in an amount not to exceed \$3,000 was approved. 4-0

F. SOLitude Lake Management Report

Mr. Fisher reviewed the pond report provided by SOLitude Lake Management with the Board. He discussed a concern raised by a resident regarding a pond and the associated pond bank. Mr. Fisher advised the issue has been addressed with SOLitude regarding Pond 10.

SIXTH ORDER OF BUSINESS

Business Administration

A. Ratification of the Minutes from the Special Meeting Held on February 9, 2026

On MOTION by Mr. Hawkins, seconded by Ms. Sanford, with all in favor, the Minutes from the Special Meeting Held on February 9, 2026 were ratified. 4-0

B. Consideration of the Minutes from the Continued Special Meeting Held on March 2, 2026

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the Minutes from the Continued Special Meeting Held on March 2, 2026, were approved with an amendment to reflect that Ms. Guyton joined the meeting at 6:15 p.m. 4-0

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-09, General Election

Ms. Moczynski explained to the Board that Seats 2, 3 and 4 are up for election in November 2026. She explained that Supervisors seeking reelection are required to qualify with the Supervisor of Elections and that the qualifying period is Monday, June 8, 2026, beginning at noon and ending Friday, June 12, 2026, ending at noon. Ms. Moczynski further noted the General Election date is November 3, 2026.

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, Resolution 2026-09, General Election, was adopted. 4-0

B. Presentation of Fiscal Year 2026/2027 Proposed Budget

- i. Consideration of Resolution 2026-10, Approving the Fiscal Year 2026/2027 Proposed Budget (Option 1 – No Assessment Increase) and Setting the Public Hearing**
- ii. Consideration of Resolution 2026-10, Approving the Fiscal Year 2026/2027 Proposed Budget (Option 2 – Assessment Increase) and Setting the Public Hearing**

Ms. Harvey reviewed the budget line by line and made revisions as instructed by the Board. The Board requested Ms. Harvey obtain a few proposals for pest control and internet services.

Ms. Harvey was directed to update the amenity access form to incorporate the amenity access rules provided by Ms. Moczynski, which were emailed to her.

The Board discussed coordinating with Ms. Teixeira regarding community events.

The Board requested Ms. Harvey research Govee lighting options for all District entrances.

The Board also stated all existing Christmas lighting and decorations should be stored at the Amenity Center, and Ms. Harvey advised she will confirm storage arrangements.

On MOTION by Ms. Guyton, seconded by Mr. Hawkins, with all in favor, Resolution 2026-10, Approving the Fiscal Year 2026/2027 Budget, Option 2 with an assessment increase, and Setting the Public Hearing for Monday, July 20, 2026, at 5:30 p.m. to be held at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218, was adopted. 4-0

C. Consideration of A-Team Fence Company Fence Repair Proposal

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, A-Team Fence Company fence repair proposal in the amount of \$2,067.25 was approved. 4-0

D. Consideration of Inframark's Janitorial Cleaning Services Agreement

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, Inframark's Janitorial Cleaning Services agreement in the amount of \$650 per month was approved. 4-0

E. Discussion of RFP for New Landscaping

The Board discussed BrightView Landscaping and the services currently being provided. Mr. Fowler stated he believes the Board should allow BrightView to improve performance. Ms. Sanford expressed concerns that BrightView has not been performing satisfactorily since beginning service. Following the discussion, the Board agreed to allow BrightView additional time to improve services and to revisit the matter after the summer. Mr. Hawkins stated he would like to allow Inframark Field Services to remain engaged with BrightView to ensure that services are delivered in accordance with the contract.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Scarlett confirmed she is waiving payment for serving on the Board.

The Board discussed the First Amendment to the Management Services Master Agreement related to pool attendants.

On MOTION by Ms. Guyton, seconded by Ms. Sanford, with all in favor, Inframark's First Amendment to the Management Services Master Agreement was approved. 4-0

Ms. Kirby, participating via teleconference, read into the record comments from Mr. Meredith, a prior audience member who had to leave the meeting, reiterating his opposition to the installation of the Flock Camera System. Mr. Hawkins acknowledged and stated that he understands Mr. Meredith's concerns. Mr. Hawkins further advised that he has spoken with many residents and, despite expressed concerns, noted that response times to incidents are quick. He stated the Board would continue to research the system and emphasized that the District is not required to proceed with the option involving a JSO data sharing agreement.

Ms. Sanford discussed trees along Braddock Road, noting that the trees need to be lifted.

NINTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the meeting was adjourned at 8:39 p.m. 4-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

The Special Meeting and Closed Executive Session of the Board of Supervisors of the Villages of Westport Community Development District were held on Wednesday, June 3, 2026, 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	Vice Chairperson
Carl Hawkins	Assistant Secretary
Alice Sanford	Assistant Secretary
Godfrey Story	Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey	District Manager, Inframark
Grace Rinaldi	District Counsel (via Teams)
Lindsay Moczynski	District Counsel (via Teams)
Justin Fisher	Field Service Coordinator
Billy Buerki	BrightView (via Teams) (via Teams)
Juwan Dupree	BrightView (via Teams)
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order at 5:30 p.m. and called the roll; a quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Story, seconded by Mr. Hawkins, with all in favor, the agenda was approved as presented. 5-0

THIRD ORDER OF BUSINESS**Audience Comments**

Mr. Meredith expressed his support for the Flock camera system, but encouraged the Board to carefully consider levels of access and the integration process. His primary concern is ensuring that JSO is not granted access to the system. Mr. Hawkins also commented on the Flock cameras and agreed with Mr. Meredith's concerns.

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Mocynski reminded the Board of the filing of the Form 1 deadline, July 1, 2026, and reviewed the General Election qualifying period, which is June 8 through June 12, 2026. She noted that she would need to leave the meeting at 6:30 p.m.

Ms. Mocynski introduced Ms. Grace Rinaldi and explained that Ms. Rinaldi would remain on the call for the remainder of the meeting to address any questions after her departure.

Ms. Sandford inquired whether the District would be charged for two attorneys. Ms. Mocynski reassured the Board that there would only be one attorney charge for this meeting.

B. District Engineer

None.

C. District Manager**i. Information on the Number of Registered Voters – 1,160**

Ms. Harvey stated that there are 1,160 registered voters within the District. This is for informational purposes only.

ii. Discussion of Form 1

Ms. Mocynski addressed this item earlier under her report.

FIFTH ORDER OF BUSINESS**Security Session****A. Private Security Session (as Required by Sections 119.071(3)(a) and 286.0113(1), Florida Statutes)****i. Discussion Regarding the Identification of Residents****B. Public Security Discussion and Action**

Ms. Harvey provided a brief overview of the purpose of the special meeting, which was to discuss security at the amenity facilities. Officer Bowers of Divinity TGL gave a presentation

outlining the company's services. The Board discussed the District's security needs and potential plans moving forward.

Mr. Hawkins inquired whether Divinity TGL could provide a full-service solution, including cameras, roving patrols, and dedicated security, as he expressed a preference to have all services managed under one provider. He mentioned the importance of addressing community concerns and frustrations.

Ms. Guyton suggested discontinuing the use of pool monitors, stating that the current approach is not effective for the community. Mr. Story agreed, noting a preference for consolidating services under one provider. Ms. Scarlett provided background on how pool monitors were originally implemented.

Ms. Sandford inquired how Divinity TGL would handle a "teen takeover" situation, and Officer Bowers provided an overview of his procedures. He also stated that reporting could be provided on a weekly or monthly basis, depending on the Board's preference.

Mr. Story requested that Divinity TGL provide a proposal. Ms. Harvey indicated that she would need to review the existing pool monitor contract with District Counsel to determine steps for cancellation. She also recommended appointing a Board liaison to work with her and Officer Bowers to develop a schedule and coverage plan. The Board expressed a preference for armed security. Ms. Scarlett requested a detailed proposal, including a not-to-exceed amount for Board approval.

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, Mr. Hawkins was authorized to serve as the Board liaison and coordinate with Officer Bowers and Ms. Harvey to secure a security contract as soon as possible, with services not to exceed \$50,000. 5-0

Ms. Harvey also asked whether the Board wished to change the amenity closing hours from 7:00 p.m. to 8:00 p.m. The Board agreed to keep the current 7:00 p.m. closing time.

SIXTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

Ms. Harvey informed the Board that proposals were emailed on Monday after the agenda package was distributed and were presented for review at the meeting.

Mr. Buerki and Mr. Dupree reviewed the proposals with the Board. The Board asked several questions regarding the irrigation repair proposals, including the frequency of recurring repair issues, the specific locations of the repairs, and the communities affected. The Board also inquired about the frequency of zone inspections.

Mr. Dupree explained that, given the size of the community, the number of repairs is not excessive. Mr. Story expressed concern, stating that something did not seem to add up. Mr. Dupree noted that the most recent irrigation zone report was completed on May 15, 2026, and indicated that certain electrical damages were attributed to a lightning strike. The Board questioned this explanation due to the lack of recent storms during what had been a relatively dry month.

Mr. Dupree stated that, moving forward, he would provide more detailed information identifying specific locations of irrigation repairs. Mr. Fisher commented that aging systems typically experience more frequent issues. Mr. Hawkins requested itemized reporting to determine whether the same repairs are being repeated. Mr. Buerki responded that while individual sprinkler heads cannot be tracked, reports can be provided by irrigation zones.

Ms. Sandford inquired whether the District could utilize a separate irrigation contractor separate from the landscape provider. Mr. Buerki advised that while this is possible, it would void any warranty on plant material. Mr. Dupree stated that Estimate #SO 8926762, in the amount of \$1,859,54, would be repaired at no cost to the District. The Board agreed to move forward with Estimate #SO 8926763, in the amount of \$2,200.04

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, BrightView Estimate #SO 8926763 for electrical troubleshooting of zones in the amount of \$2,200.04 was approved. 5-0

Mr. Fisher requested that BrightView provide video documentation of repairs going forward.

On MOTION by Mr. Story, seconded by Ms. Guyton, with all in favor, staff was authorized to issue a Request for Proposals (RFP) for landscape services. 5-0
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Ms. Harvey presented Estimate #052838 from Aqua Assist Pool Lifts for the replacement of the ADA pool lift in the amount of \$12,695.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Aqua Assist Pool Lifts Estimate #052838 for the replacement of the ADA pool lift in the amount of \$12,695 was approved. 5-0
--

Mr. Hawkins commented on the Flock camera system, noting that it is anticipated for inclusion in the Fiscal Year 2026/2027 budget. Mr. Story also provided comments regarding license plate reader cameras.

Ms. Harvey will review the amenity rules and confirm the fees charged to residents for damages.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, the meeting was adjourned at 6:42 p.m. 5-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	300002	03/23/26	JEA	022726-3498-ACH	ELECTRIC & WATER FEB 2026	Utilities - Water/Electric	543059-57217	\$767.14
001	300002	03/23/26	JEA	022726-3498-ACH	ELECTRIC & WATER FEB 2026	Utilities - Water/Electric	543059-57217	\$1,210.48
Fund Total								<u>\$1,977.62</u>

Total Checks Paid	\$1,977.62
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Villages of Westport CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BRIGHTVIEW LANDSCAPE SERVICES, INC.	3/1/2026	9687610	\$6,152.00			March 2026 Landscape Contract
BUG OUT	3/16/2026	93276095	\$51.19			March 2026 Pest Control
C BUSS ENTERPRISES, INC.	2/25/2026	5563	\$885.74			March 2026 Pool Service
C BUSS ENTERPRISES, INC.	1/25/2026	5332	\$866.67		\$1,752.41	POOL MAINTENANCE
KILINSKI VAN WYK PLLC	3/18/2026	14418	\$6,551.91			Feb 2026 General counsel
POOLSURE	3/1/2026	131295634248	\$895.00			03/2026 Pool maintenance
REALIGN WEB DESIGN	3/11/2026	297	\$85.00			WEBSITE
SOLITUDE LAKE MANAGEMENT, LLC	3/2/2026	PSI244493	\$1,526.25			POND MAINTENANCE
Monthly Contract Subtotal			\$17,013.76			
Regular Services						
BRIGHTVIEW LANDSCAPE SERVICES, INC.	2/18/2026	9680398	\$848.00			2/20/2026 Approved Irrigation Repairs
POOLSURE	4/1/2026	131295634566	\$895.00			April 2026 Water management
Regular Services Subtotal			\$1,743.00			
Additional Services						
DISCLOSURE SERVICES LLC	2/20/2026	4	\$100.00			Feb 2026 Amortization Schedule
Additional Services Subtotal			\$100.00			
Miscellaneous						
VOID	3/17/2026	VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL						
			\$18,856.77			

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

Customer #: 26731784
Invoice #: 9687610
Invoice Date: 3/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For March	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 #: 9687610
Invoice Date: 3/1/2026

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

SERVICE INVOICE

Invoice number:

93276095

Due date:

4/15/2026

Total due:

\$51.19

Bill To number:

3075531

Invoice date:

3/16/2026

PAYMENT REQUESTED FROM:

Seq#: 000001

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



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

51.19

Villages Of Westport
6714 Sandle Dr
Jacksonville , FL ON 3/16/2026

SUBTOTAL: \$51.19

TOTAL DUE: \$51.19

Payment Receipt. Please Return with Payment Remittance

Amount due: \$51.19

Payment due: 4/15/2026

To pay by phone call 877-284-8688.

Customer name:
Governmental Management Services
Bill To number:
3075531
Invoice number:
93276095



www.florida.bugoutservice.com

Mail this form with payment to:



BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000093276095000005119202604150007

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.

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer’s standard service fees, to Customer’s invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

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.: 5563
 Terms: Net 30
 Invoice date: 02/25/2026
 Due date: 03/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MARCH	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	5	\$7.95	\$39.75
3.	LIQUID BLEACH	PER GAL	5	\$4.75	\$23.75
4.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24

Total **\$885.74**

Ways to pay

BANK

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

View and pay

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.: 5332
 Terms: Net 30
 Invoice date: 01/25/2026
 Due date: 02/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: FEBRUARY	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	4	\$7.95	\$31.80
3.	LIQUID BLEACH	PER GAL	5	\$4.75	\$23.75
4.	MURIATIC ACID	PER GAL	1	\$11.12	\$11.12

Total **\$866.67**

Ways to pay

BANK

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

Overdue

02/24/2026

[View and pay](#)



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 # 14418
Date: 03/18/2026
Due On: 04/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$6,551.91	) - (\$0.00	) = \$6,551.91

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	02/01/2026	Briefly review over 20 separate e-mails for responsive records requests; prepare updates to records response template; call with management on same	0.70	\$365.00	-	\$255.50
Service	CL	02/02/2026	Review correspondence re: records requests.	0.20	\$295.00	100.0%	\$0.00
Service	JK	02/02/2026	Call with Chairperson; continue reviewing records requests and summary of same; review agenda and provide comments; review district management proposal received	1.40	\$365.00	-	\$511.00
Service	CD	02/02/2026	Review and analyze email from District Manager and District Staff regarding Public Records Requests;	5.70	\$170.00	50.0%	\$484.50

			Telephone Call with District Staff regarding further actions; Analyze requests 1-30 from Ms. Sanford; Prepare Chart of Public Records Requests Supervisor Sanford; Email same to District Staff and District manager.				
Service	CL	02/03/2026	Confer with D. Laughlin.	0.20	\$295.00	100.0%	\$0.00
Service	JK	02/03/2026	Call on voluminous records requests and finalize preliminary review of categorization of same	0.40	\$365.00	-	\$146.00
Service	CD	02/04/2026	Review and respond to email from District Manager regarding charges for records response (3). Analyze draft letter to Mrs Sanford and email district manager regarding same.	0.30	\$170.00	-	\$51.00
Service	JK	02/05/2026	Attend meeting planning with DM and FIA and prepare for Board meeting	1.50	\$365.00	-	\$547.50
Service	LM	02/06/2026	Review agenda package and prepare for Board meeting; Review updated agenda package; Review photos of community re: landscaping deficiencies	0.40	\$295.00	-	\$118.00
Service	CL	02/06/2026	Confer with A. Sanford re: deficiency.	0.10	\$295.00	-	\$29.50
Service	LM	02/06/2026	Confer with District Staff re: agenda items, prepare for Board meeting, transition of management	0.60	\$295.00	-	\$177.00
Service	JK	02/08/2026	Prepare template letter for future records requests; analyze summary of same	0.20	\$365.00	-	\$73.00
Service	LM	02/08/2026	Confer with District Staff re: landscaping review and photos of community	0.10	\$295.00	-	\$29.50
Service	JK	02/09/2026	Finalize review of Brightview deficiency letter and transmit same; call on agenda edits;	1.10	\$365.00	100.0%	\$0.00

attend Board meeting							
Service	CD	02/09/2026	Analyze email from District Staff regarding Brightview letter and file status; Finalize Letter and Photos for Brightview Deficiency Letter and email same to District Manager.	0.40	\$170.00	-	\$68.00
Service	LM	02/09/2026	Continue to prepare for Board meeting	0.30	\$295.00	100.0%	\$0.00
Service	LM	02/09/2026	Prepare for and attend Board meeting	5.40	\$295.00	-	\$1,593.00
Expense	KB	02/09/2026	Travel: Mileage - LM.	398.00	\$0.725	-	\$288.55
Expense	KB	02/09/2026	Travel: Meals - LM.	1.00	\$49.99	-	\$49.99
Service	CL	02/10/2026	Confer with A. Montoya re: FCS agreement.	0.10	\$295.00	-	\$29.50
Service	LM	02/10/2026	Return travel from previous night's Board meeting	3.60	\$295.00	50.0%	\$531.00
Service	LM	02/12/2026	Confer with Inframark re: transition as new management, historical data of the district	0.70	\$295.00	100.0%	\$0.00
Service	JK	02/12/2026	Call with Inframark on district transition	0.40	\$365.00	-	\$146.00
Service	LM	02/13/2026	Review and revise draft management agreement with Inframark	0.40	\$295.00	-	\$118.00
Service	LM	02/17/2026	Revise proposed agreement for District management services with Inframark	2.10	\$295.00	75.0%	\$154.87
Service	LM	02/17/2026	Confer with District Staff re: transition of management, public records requests	0.20	\$295.00	-	\$59.00
Service	LM	02/19/2026	Review and revise draft minutes from previous Board meeting	0.30	\$295.00	-	\$88.50
Service	LM	02/23/2026	Confer with D. Mossing re: GMS end-date; Prepare resolutions designating registered	0.60	\$295.00	-	\$177.00

			agent, administrative offices, appointing district manager, and signors on bank accounts				
Service	JK	02/23/2026	Review/edit Inframark district management and amenity management contract; confer re: records transfer; review updated records responses	0.60	\$365.00	-	\$219.00
Service	CD	02/23/2026	Analyze email from District Manager and download/review draft letters regarding public records responses.	0.20	\$170.00	100.0%	\$0.00
Service	JK	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$365.00	-	\$73.00
Service	LM	02/24/2026	Confer with A. Montagna re: redline draft district management agreement; Confer with S. Harvey re: resolutions; Revise resolutions for March meeting	0.30	\$295.00	-	\$88.50
Service	CD	02/24/2026	Analyze emails from District Manager regarding Ms. Sanford's responses to payment in response to Public Records Request; Emails to and from District Staff regarding reviewing transmittal letters 6 through 30 to Ms. Sanford.	0.40	\$170.00	50.0%	\$34.00
Service	LM	02/26/2026	Confer with S. Harvey and A. Montagna re: draft management agreement and continued meeting	0.10	\$295.00	-	\$29.50
Service	LM	02/27/2026	Prepare for continued Board meeting	0.30	\$295.00	-	\$88.50
Service	JK	02/27/2026	Call with district manager; review updated final continued agenda materials; follow up on management contract; respond to records query	0.40	\$365.00	-	\$146.00

Service	LM	02/27/2026	Review updated public records requests transmittal letters	0.20	\$295.00	-	\$59.00
Service	LM	02/27/2026	Confer with District Staff re: items for agenda for continued meeting, revisions to draft district management agreement	0.30	\$295.00	-	\$88.50
Line Item Discount Subtotal							-\$2,362.63
Total							\$6,551.91

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#

Agenda Page 69
3/1/2026
131295634248

Terms	Net 20
Due Date	3/21/2026
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

Subtotal \$895.00

Tax \$0.00

Total \$895.00

Amount Paid/Credit Applied \$0.00

Balance Due \$895.00

[Click Here to Pay Now](#)



131295634248

Invoice

Date	Invoice #
3/11/2026	297

Bill To
Villages of Westport CDD 313 Campus Street Celebration, FL 34747 https://villagesofwestportcdd.com

[illegible]

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: PSI244493
Invoice Date: 3/2/2026

Bill
To: Villages of Westport CDD
Inframark Community Management

Ship
To: Villages of Westport CDD
Inframark Community Management
313 Campus Street
Celebration, FL 34747

Ship Via		Customer ID	8794
Ship Date	3/2/2026	P.O. Number	
Due Date	4/1/2026	P.O. Date	3/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,526.25	1,526.25
March Billing					
3/1/2026 - 3/31/2026					
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 1,526.25

Subtotal: 1,526.25
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,526.25



Sold To: 26731784
Villages of Westport CDD
475 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 26731784
Invoice #: 9680398
Invoice Date: 2/18/2026
Sales Order: 8851896
Cust PO #:

Project Name: Villages of Westport - Proposal to replace irrigation valve that is weeping
Project Description: Located north of the Kensington entrance

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD Rainbird PEB 2" Valves - Installed	1.000	EA	848.00	848.00
02/20/2026 Approved Irrigation Repairs 					
Total Invoice Amount					848.00
Taxable Amount					
Tax Amount					
Balance Due					848.00

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 #: 9680398
Invoice Date: 2/18/2026

Amount Due: \$ 848.00

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

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 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092

Project Name Villages of Westport - Proposal to replace irrigation valve that is weeping

Project Description Located north of the Kensington entrance

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Rainbird PEB 2" Valves - Installed	\$848.00	\$848.00

For Internal use only

SO# 8851896
JOB# 346100627
Service Line 150

Total Price \$848.00

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

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

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

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

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

Signature

Title

PM

Howard McGaffney
Printed Name

Date

February 12, 2026

BrightView Landscape Services, Inc. "Contractor"

Staff, General Office

Signature

Title

Indra Corpuz Dudley

February 12, 2026

Printed Name

Date

Job #: 346100627

SO #: 8851896

Proposed Price: \$848.00

Indra Dudley

From: Indra Dudley
Sent: Thursday, February 12, 2026 1:11 PM
To: Indra Dudley
Subject: FW: High Water Usage Alert

From: Howard McGaffney <howard@cddmanagers.com>
Sent: Wednesday, February 11, 2026 9:56:30 PM
To: Billy Buerki <Billy.Buerki@brightview.com>
Cc: Howard McGaffney <howard@fcsmanagementgroup.com>
Subject: Re: Fw: High Water Usage Alert

Thank you Sir! Let's get it fixed and just send the invoice. We can't delay with the water being shut off.

Also, could you please remove the winter annuals from the monuments.

On Wed, Feb 11, 2026 at 6:01 PM Billy Buerki <Billy.Buerki@brightview.com> wrote:

Please see below

Billy Buerki
Account Manager
Brightview Landscaping
Billy.Buerki@brightview.com
(904)673-5413
Get [Outlook for iOS](#)

From: Juwan Dupree <Juwan.Dupree@brightview.com>
Sent: Wednesday, February 11, 2026 4:39:46 PM
To: Billy Buerki <Billy.Buerki@brightview.com>
Cc: Indra Dudley <Indra.C.Dudley@brightview.com>; Gonzalo Castellon <Gonzalo.Castellon@brightview.com>; Rodney Hicks <Rodney.Hicks@brightview.com>
Subject: Re: High Water Usage Alert

It's a weeping 2" valve in the north of the Kensington entrance. Please send proposal to replace it. The backflow is off to end the water waste

Juwan Dupree
Irrigation Manager
Brightview Landscape services
Elkton, FL
9042063273

On Feb 11, 2026, at 2:52 PM, Billy Buerki <Billy.Buerki@brightview.com> wrote:

Please see below. For Villages of Westport

Billy Buerki

Account Manager

11530 Davis Creek Court

Jacksonville, FL 32256

C 904-673-5413

billy.buerki@brightview.com

www.brightview.com

<image001.png>

From: Howard McGaffney <howard@cddmanagers.com>

Sent: Wednesday, February 11, 2026 2:41 PM

To: Billy Buerki <Billy.Buerki@brightview.com>; Daniel Laughlin <dlaughlin@gmsnf.com>; Yashekia Scarlett <shekiaamp@yahoo.com>

Subject: Fwd: High Water Usage Alert

Billy,

I received a high water usage alert from JEA at 12060 Braddock Rd. That might indicate a irrigation leak. Can we please get someone out there asap to run an irrigation check on the zones down Braddock Rd?

Thank you.

----- Forwarded message -----

From: Alison Mossing <amossing@gmstnn.com>

Date: Wed, Feb 11, 2026 at 12:30 PM



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

Agenda Page 77
4/1/2026
131295634566

Terms	Net 20
Due Date	4/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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

Subtotal \$895.00

Tax \$0.00

Total \$895.00

Amount Paid/Credit Applied \$0.00

Balance Due \$895.00

[Click Here to Pay Now](#)



131295634566

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
2/20/2026	4

Bill To
Villages of Westport C/O GMS

Terms	Due Date
	2/20/2026

Description	Amount
Amortization Schedule 11-1-25 Prepay \$20,000	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1002	04/02/26	VILLAGES OF WESTPORT CDD	03.31.26-VOP TRANSFE	TRANSFER FUNDS FROM CITY NATIONAL BANK TO VALLEY ACCT TO FUND ACCT AND COVER EXPENSES	Transfer In	381000	\$400,000.00
001	1002	04/02/26	DISCLOSURE SERVICES LLC	4	Amortization Schedule - February 2026	Amortization Schedule	559002-51301	\$100.00
001	1003	04/02/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9680398	Irrigation Repairs - 2/20/2026 Approved	Irrigation Repairs	546932-53908	\$848.00
001	1003	04/02/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9687610	Landscape Maintenance - March 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1004	04/02/26	POOLSURE	131295634248	Chemical/Water Mgmt for Pool - March	Pool Maintenance	531034-57217	\$895.00
001	1004	04/02/26	POOLSURE	131295634566	April 2026 Water management	Pool Maintenance	531034-57217	\$895.00
001	1005	04/02/26	REALIGN WEB DESIGN	297	3/2026 Monthly Website Hosting	Website	534369-51301	\$85.00
001	1006	04/02/26	C BUSS ENTERPRISES, INC.	5563	March 2026 Pool Service	Pool Maintenance	531034-57217	\$885.74
001	1006	04/02/26	C BUSS ENTERPRISES, INC.	5332	FEB 2026 POOL MAINTENANCE	Pool Maintenance	531034-57217	\$866.67
001	1007	04/02/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI244493	March 2026 Pond maintenance	Lake Maintenance	546163-53908	\$1,526.25
001	1008	04/02/26	KILINSKI VAN WYK PLLC	14418	Feb 2026 - Legal Services	Attorney	531146-51301	\$6,551.91
001	1009	04/03/26	BUG OUT	93276095	March 2026 Pest Control	Pest Control	531170-57217	\$51.19
001	1010	04/07/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9721127	April 2026 Monthly Maintenance	Landscape Maintenance	546300-53908	\$6,152.00
001	1011	04/07/26	C BUSS ENTERPRISES, INC.	5836	April 2026 Pool Maintenance	Pool Maintenance	531034-57217	\$934.52
001	1012	04/13/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI254017	April 2026 Pond Maintenance	Lake Maintenance	546163-53908	\$1,526.25
001	1013	04/13/26	JACKSONVILLE SHERIFF'S OFFICE	435447	4/4/2026 False Alarm Fee	Repairs and Maintenance - Amenity	546516-57217	\$50.00
001	1014	04/13/26	HAROLD BURNS	079	March 2026 MAINTENANCE	Facilities Maintenance - Contracted	546225-57217	\$2,000.00
001	1015	04/21/26	ANINA KELLY GUYTON	AG-030226	Board 3/2/26	Supervisor Fees	511100-51301	\$200.00
001	1016	04/21/26	ALICE L SANFORD	AS-030226	Board 3/2/26	Supervisor Fees	511100-51301	\$200.00
001	1017	04/23/26	KILINSKI VAN WYK PLLC	14665	March 2026 Legal Counsel	Attorney	531146-51301	\$3,684.25
001	1020	04/29/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9649691	Landscape Maintenance - February 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1021	04/29/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9751397	Install Perennials and Annuals - April 2026	Landscape Contingency	546923-53908	\$4,130.27
001	1022	04/29/26	ANINA KELLY GUYTON	AG-042026	BOARD 4/20/26	Supervisor Fees	511100-51301	\$200.00
001	1023	04/29/26	ALICE L SANFORD	AS-042026	BOARD 4/20/26	Supervisor Fees	511100-51301	\$200.00
001	1024	04/29/26	INFRAMARK LLC	177097	District Management - February 2026	Management Fees	531151-51301	\$781.25
001	1024	04/29/26	INFRAMARK LLC	177097	District Management - February 2026	Amenity Center Contract	549133-51301	\$859.82
001	1024	04/29/26	INFRAMARK LLC	177097	District Management - February 2026	Field Services	531122-53908	\$223.21
001	1025	04/29/26	INFRAMARK LLC	177096	District management - April 2026	Management Fees	531151-51301	\$4,375.00
001	1025	04/29/26	INFRAMARK LLC	177096	District management - April 2026	Amenity Center Contract	549133-57217	\$4,815.00
001	1025	04/29/26	INFRAMARK LLC	177096	District management - April 2026	Field Services	531122-53908	\$1,250.00
001	1026	04/29/26	INFRAMARK LLC	177095	District Management Service - March 2026	Management Fees	531151-51301	\$4,375.00
001	1026	04/29/26	INFRAMARK LLC	177095	District Management Service - March 2026	Amenity Center Contract	549133-57217	\$4,815.00
001	1026	04/29/26	INFRAMARK LLC	177095	District Management Service - March 2026	Field Services	531122-53908	\$1,250.00
001	1027	04/29/26	CARL EUGENE HAWKINS	CH-042026	BOARD 4/20/26	Supervisor Fees	511100-51301	\$200.00
001	1028	04/30/26	POOLSURE	131295635056	April 2026 Pool chemicals	Pool Chemicals	546800-57217	\$895.00
001	1029	04/30/26	BUG OUT	95166062	April 2026 Pest Control	Pest Control	531170-57217	\$51.19
001	300003	04/23/26	JEA	040126-3492-ACH	ELECTRIC & WATER MAR 2026	Utilities - Water/Electric	543059-57217	\$880.85
001	300003	04/23/26	JEA	040126-3492-ACH	ELECTRIC & WATER MAR 2026	Utilities - Water/Electric	543059-57217	\$966.00
001	300004	04/28/26	COMCAST	040726-8167-ACH	INTERNET SERVICES 04/11/26-05/10/26	Telephone	541009-57217	\$131.90
Fund Total								\$470,155.27

Total Checks Paid \$470,155.27

Villages of Westport CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BRIGHTVIEW LANDSCAPE SERVICES, INC.	4/1/2026	9721127	\$6,152.00			Landscape Maintenance
BRIGHTVIEW LANDSCAPE SERVICES, INC.	2/1/2026	9649691	\$6,152.00			LANDSCAPE MAINTENANCE
BRIGHTVIEW LANDSCAPE SERVICES, INC.	5/1/2026	9756015	\$6,152.00		\$18,456.00	May 2026 Lawn Maintenance
C BUSS ENTERPRISES, INC.	3/25/2026	5836	\$934.52			Pool Maintenance
C BUSS ENTERPRISES, INC.	4/25/2026	6070	\$938.32		\$1,872.84	May 2026 Pool SERVICE
HAROLD BURNS	3/27/2026	079	\$2,000.00			FACILITIES MAINTENANCE - CONTRACTED
INFRAMARK LLC	4/20/2026	177097	\$781.25			Feb 2026 District MGMT 5 Days
INFRAMARK LLC	4/20/2026	177097	\$859.82			Feb 2026 Amenity Contract 5 Days
INFRAMARK LLC	4/20/2026	177097	\$223.21	\$1,864.28		Feb 2026 Field Contract 5 Days
INFRAMARK LLC	4/20/2026	177096	\$4,375.00			April 2026 District MGMT
INFRAMARK LLC	4/20/2026	177096	\$4,815.00			April 2026 Amenity Contract
INFRAMARK LLC	4/20/2026	177096	\$1,250.00	\$10,440.00		April 2026 Field Contract
INFRAMARK LLC	4/20/2026	177095	\$4,375.00			March 2026 District MGMT
INFRAMARK LLC	4/20/2026	177095	\$4,815.00			March 2026 Amenity MGMT
INFRAMARK LLC	4/20/2026	177095	\$1,250.00	\$10,440.00	\$22,744.28	March 2026 Field Contract
SOLITUDE LAKE MANAGEMENT, LLC	4/1/2026	PSI254017	\$1,526.25			LAKE MAINTENANCE
Monthly Contract Subtotal			\$46,599.37			
Utilities						
COMCAST	3/7/2026	030726-8167-ACH	\$131.90			3/11/26-4/10/26 Business Internet
COMCAST	4/7/2026	040726-8167-ACH	\$131.90		\$263.80	INTERNET SERVICES
JEA	2/27/2026	022726-3498-ACH	\$767.14			Jan Feb 2026 ELectric
JEA	2/27/2026	022726-3498-ACH	\$1,210.48	\$1,977.62		Feb 2026 Water/Irrigation/Sewer
JEA	1/29/2026	012926-3498-ACH	\$812.33			Jan 2026 Electric
JEA	1/29/2026	012926-3498-ACH	\$2,086.62	\$2,898.95		Jan 2026 Water/Sewer /Irrigation
JEA	4/2/2026	040126-3492-ACH	\$880.85			ELECTRIC

Villages of Westport CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
JEA	4/2/2026	040126-3492-ACH	\$966.00	\$1,846.85	\$6,723.42	WATER/SEWER/IRRIGATION
Utilities Subtotal			\$6,987.22			
Regular Services						
ALICE L SANFORD	3/2/2026	AS-030226	\$200.00			Board 3/2/26
ALICE L SANFORD	4/20/2026	AS-042026	\$200.00		\$400.00	BOARD 4/20/26
ANINA KELLY GUYTON	3/2/2026	AG-030226	\$200.00			Board 3/2/26
ANINA KELLY GUYTON	4/20/2026	AG-042026	\$200.00		\$400.00	BOARD 4/20/26
BRIGHTVIEW LANDSCAPE SERVICES, INC.	4/22/2026	9751397	\$4,130.27			April 2026 Install Perennials and Annuals
BUG OUT	4/16/2026	95166062	\$51.19			April 2026 Pest Control
CARL EUGENE HAWKINS	4/20/2026	CH-042026	\$200.00			BOARD 4/20/26
KILINSKI VAN WYK PLLC	4/12/2026	14665	\$3,684.25			March 2026 Legal Counsel
POOLSURE	5/1/2026	131295635056	\$895.00			April 2026 Pool chemicals
VILLAGES OF WESTPORT CDD	3/31/2026	03.31.26-VOP TRANSFE	\$400,000.00			TRANSFER
Regular Services Subtotal			\$409,760.71			
Additional Services						
JACKSONVILLE SHERIFF'S OFFICE	4/6/2026	435447	\$50.00			4/4/2026 false Alarm Fee
Additional Services Subtotal			\$50.00			
TOTAL			\$463,397.30			

Villages of Westport CDD
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

Customer #: 26731784
Invoice #: 9721127
Invoice Date: 4/1/2026
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 #: 9721127
Invoice Date: 4/1/2026

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
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

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

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

Customer #: 26731784
Invoice #: 9649691
Invoice Date: 2/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For February	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 #: 9649691
Invoice Date: 2/1/2026

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

Villages of Westport CDD
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

Customer #: 26731784
Invoice #: 9756015
Invoice Date: 5/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For May	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 #: 9756015
Invoice Date: 5/1/2026

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
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

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

**Villages of Westport CDD****Bill to**

Villages of Westport
 6702 Sandle Dr
 Jacksonville, FL 32219

Invoice details

Invoice no.: 5836
 Terms: Net 30
 Invoice date: 03/25/2026
 Due date: 04/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: APRIL	1	\$800.00	\$800.00
2.	LIQUID BLEACH	PER GAL	7.5	\$4.75	\$35.63
3.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24
4.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

Total **\$934.52**

Ways to pay

BANK

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

[View and pay](#)

INVOICE

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

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

**Villages of Westport CDD****Bill to**

Villages of Westport
 6702 Sandle Dr
 Jacksonville, FL 32219

Invoice details

Invoice no.: 6070
 Terms: Net 30
 Invoice date: 04/25/2026
 Due date: 05/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	5	\$7.95	\$39.75
3.	LIQUID BLEACH	PER GAL	8	\$4.75	\$38.00
4.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24
5.	TILE SOAP	PER GAL	0.5	\$76.65	\$38.33

Total**\$938.32****Ways to pay**

BANK

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

View and pay

Burns Unlimited Co.

Harold Burns

7083 Plymouth Grove Ct.
Jacksonville, FL 32220
USA

904-316-3075
Harold@burnsunlimitedco.c
om



Billed To
VOWP C/O Inframark
Swamp Lilly Ct.
Jacksonville, FL 32218
USA

Invoice

Checks payable to: Harold Burns

Invoice Number
079

Dates of Service
3/1/26 to 3/27/26

Weeks Worked	Hours Worked	RATE	Amount
MARCH 2-7	12.0	N/A	\$500.00
MARCH 9-14	12.0	N/A	\$500.00
MARCH 16-21	12.0	N/A	500.00
MARCH 23-28	12.0	N/A	500.00
Maintenance Billable Item	N/A	N/A	N/A
Subtotal			\$2,000.00

Terms

Net 15

Invoice Total
\$2,000.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

177097

CUSTOMER ID

C4255

PO#**DATE**

4/20/2026

NET TERMS

Net 30

DUE DATE

5/20/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management- 5 Days Prorated February	1	Ea	781.25		781.25
Amenity Management Services- 5 Days Prorated February	1	Ea	859.82		859.82
Field Operations-5 Days Prorated February	1	Ea	223.21		223.21
Subtotal					1,864.28

Subtotal	\$1,864.28
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$1,864.28
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

177096

CUSTOMER ID

C4255

PO#**DATE**

4/20/2026

NET TERMS

Net 30

DUE DATE

5/20/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,375.00		4,375.00
Amenity Management Services	1	Ea	4,815.00		4,815.00
Field Operations	1	Ea	1,250.00		1,250.00
Subtotal					10,440.00

Subtotal	\$10,440.00
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$10,440.00
------------------	-------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

177095

CUSTOMER ID

C4255

PO#**DATE**

4/20/2026

NET TERMS

Net 30

DUE DATE

5/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,375.00		4,375.00
Amenity Management Services	1	Ea	4,815.00		4,815.00
Field Operations	1	Ea	1,250.00		1,250.00
Subtotal					10,440.00

Subtotal	\$10,440.00
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$10,440.00
------------------	-------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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: PSI254017
Invoice Date: 4/1/2026

Bill
To: Villages of Westport CDD
C/O Inframark Community Management
2005 Pan Am Circle
Tampa, FL 33607

Ship
To: Villages of Westport CDD
C/O Inframark Community
2005 Pan Am Circle
Tampa, FL 33607

Ship Via		Customer ID	8794
Ship Date	4/1/2026	P.O. Number	
Due Date	5/1/2026	P.O. Date	4/1/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,526.25	1,526.25
April Billing					
4/1/2026 - 4/30/2026					
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 1,526.25

Subtotal: 1,526.25
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,526.25

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	Mar 01	-\$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 Mar 28, 2026, 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

1401 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

Mar 28, 2026

Please pay

\$131.90

Electronic payment will be applied Mar 28, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120251816700131904

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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.

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- Pay your bill and customize billing options
- View upcoming appointments

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Call today for a FREE account review at 877-564-0318.

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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

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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.

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More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



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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

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	Mar 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**

! Thanks for paying by Automatic Payment

Your automatic payment on Apr 28, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98330310 DY RP 07 20260407 NNNNNNNN 0000426 0002VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number	8495 74 120 2518167
Automatic payment	Apr 28, 2026
Please pay	\$131.90

Electronic payment will be applied Apr 28, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120251816700131904

Account Number
8495 74 120 2518167

Billing Date
Apr 07, 2026

Services From
Apr 11, 2026 to May 10, 2026

Page
2 of 3

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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

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We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

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Attn: M. Gifford.



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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

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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



Account Number
8495 74 120 2518167

Billing Date
Apr 07, 2026

Services From
Apr 11, 2026 to May 10, 2026

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







225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0230853498

Bill Date: 02/27/26

Cycle: 03

Amount Due
\$1,977.62

Do not pay. AutoPay will process
your payment on 03/23/26.

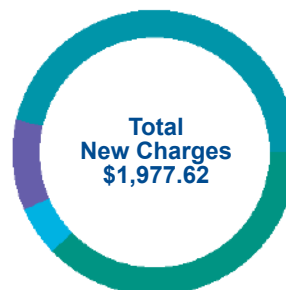
TOTAL SUMMARY OF CHARGES

Electric	\$	767.14
Water		81.89
Sewer		179.25
Irrigation		949.34
Total New Charges	\$	1,977.62

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	6,247.06
Payment(s) Received		-6,247.06
Balance Before New Charges		0.00
New Charges		1,977.62

**Do not pay. AutoPay will process your
payment on 03/23/26.** \$ **1,977.62**



Electric	\$767.14
Water	\$81.89
Sewer	\$179.25
Irrigation	\$949.34

MESSAGES



If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut costs by 30%.



If your business has showers, be sure you have low-flow showerheads installed to save water and save on your water heating costs.

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: **02/27/26**

Do not pay. AutoPay will process your payment on 03/23/26.

TOTAL AMOUNT PAID

\$1,977.62

VILLAGES OF WESTPORT CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Visit jea.com to:



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Manage Your Alerts



Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information



Learn About Rates



Understand Your Bill



Manage your services your way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

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 jea.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: -

Address:





















City: State:

Zip Code: -

E-mail:



Account #: 0230853498

Bill Date: 02/27/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 01/29/26 - 02/27/26

Reading Date: 02/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	46664	Regular	1	433 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		29.50
Tax Exempt Fuel Cost (\$0.03633 per kWh)		15.73
Taxable Fuel Cost (\$0.00511 per kWh)		2.21
City of Jacksonville Franchise Fee		2.17
Gross Receipts Tax		1.91

Total Current Electric Charges \$ 76.52**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	6048	Regular	1 1/2	87000 GAL

Basic Monthly Charge	\$	50.63
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		428.79
City of Jacksonville Franchise Fee		15.22

Total Current Irrigation Charges \$ 522.58**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 01/29/26 - 02/27/26

Reading Date: 02/27/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	43108	Regular	1	618 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		42.10
Tax Exempt Fuel Cost (\$0.03633 per kWh)		22.45
Taxable Fuel Cost (\$0.00511 per kWh)		3.16
City of Jacksonville Franchise Fee		2.78
Gross Receipts Tax		2.45

Total Current Electric Charges \$ 97.94**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 01/29/26 - 02/27/26

Reading Date: 02/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	29	1186	Regular	1	86 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		5.86
Tax Exempt Fuel Cost (\$0.03633 per kWh)		3.12
Taxable Fuel Cost (\$0.00511 per kWh)		0.44
City of Jacksonville Franchise Fee		1.03
Gross Receipts Tax		0.91

Total Current Electric Charges \$ 36.36**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	29	1486	Regular	1	10000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		16.07
City of Jacksonville Franchise Fee		2.14

Total Current Irrigation Charges \$ 73.63**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 01/29/26 - 02/27/26

Reading Date: 02/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	42865	Regular	1	4578 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		311.90
Tax Exempt Fuel Cost (\$0.03633 per kWh)		166.32
Taxable Fuel Cost (\$0.00511 per kWh)		23.39
City of Jacksonville Franchise Fee		15.80
Gross Receipts Tax		13.91

Total Current Electric Charges \$ 556.32



Account #: 0230853498

Bill Date: 02/27/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	190	Regular	1	17000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 52.02

City of Jacksonville Franchise Fee 2.39

Total Current Water Charges \$ 81.89

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	190	Regular	1	17000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 87.89

City of Jacksonville Franchise Fee 5.22

Total Current Sewer Charges \$ 179.25

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	29	22089	Regular	2	46000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 209.03

City of Jacksonville Franchise Fee 9.46

Total Current Irrigation Charges \$ 324.83

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 01/28/26 - 02/26/26

Reading Date: 02/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	29	147	Regular	1	0 GAL

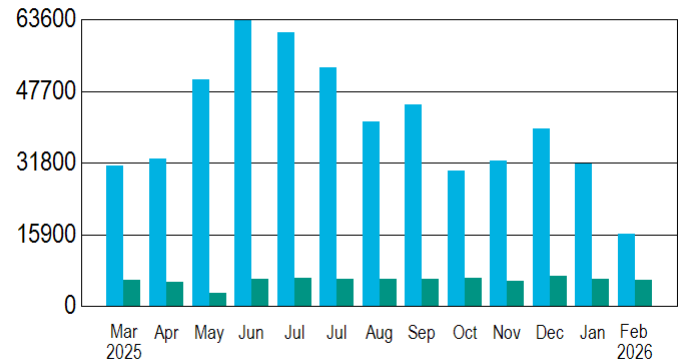
Basic Monthly Charge \$ 27.48

City of Jacksonville Franchise Fee 0.82

Total Current Irrigation Charges \$ 28.30

CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	5,814	6,061	5,715	197
Total Gallons Used	311,000	316,000	160,000	5,517



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0230853498

Bill Date: 01/29/26

Cycle: 03

Amount Due
\$6,247.06

Do not pay. AutoPay will process
your payment on 02/20/26.

PAST DUE

TOTAL SUMMARY OF CHARGES

Electric	\$	812.33
Water		47.22
Sewer		120.67
Irrigation		1,868.50
Other Activities.....		50.23
Total New Charges	\$	2,898.95

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	3,348.11
Payment(s) Received		0.00
Balance Before New Charges		3,348.11
New Charges		2,898.95

**Do not pay. AutoPay will process your
payment on 02/20/26.** \$ **6,247.06**

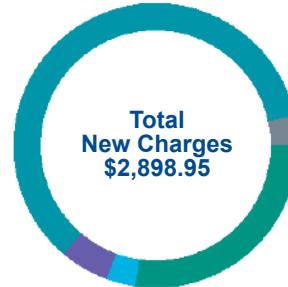
MESSAGES



Avoid Scams: Remember, JEA will never call you to ask for your bank, credit card or other financial information over the phone..



If you encounter suspicious activity that involves JEA's name or likeness, ask to see the photo ID badge or work request number from individuals who claim to be JEA employees or JEA contractors.



Electric	\$812.33
Water	\$47.22
Sewer	\$120.67
Irrigation	\$1,868.50
Other	\$50.23

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: **01/29/26**

Do not pay. AutoPay will process your payment on 02/20/26.

TOTAL AMOUNT PAID

\$6,247.06

PAST DUE

VILLAGES OF WESTPORT CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

JEA
PO BOX 45047
JAC SONVILLE FL32232-5047

72340230853498000000000004000624706010100000000300012

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STATEMENT INFORMATION

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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:



Account #: 0230853498

Bill Date: 01/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 12/30/25 - 01/29/26

Reading Date: 01/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	30	46231	Regular	1	479 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		32.63
Tax Exempt Fuel Cost (\$0.03713 per kWh)		17.79
Taxable Fuel Cost (\$0.00511 per kWh)		2.45
City of Jacksonville Franchise Fee		2.34
Gross Receipts Tax		2.06

Total Current Electric Charges \$ 82.27**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	30	5961	Regular	1 1/2	205000 GAL

Basic Monthly Charge	\$	50.63
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		1,061.27
City of Jacksonville Franchise Fee		34.20

Total Current Irrigation Charges \$ 1,174.04**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 12/30/25 - 01/29/26

Reading Date: 01/29/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	30	42490	Regular	1	638 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		43.47
Tax Exempt Fuel Cost (\$0.03713 per kWh)		23.69
Taxable Fuel Cost (\$0.00511 per kWh)		3.26
City of Jacksonville Franchise Fee		2.86
Gross Receipts Tax		2.52

Total Current Electric Charges \$ 100.80**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 12/30/25 - 01/29/26

Reading Date: 01/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	30	1100	Regular	1	90 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		6.13
Tax Exempt Fuel Cost (\$0.03713 per kWh)		3.34
Taxable Fuel Cost (\$0.00511 per kWh)		0.46
City of Jacksonville Franchise Fee		1.05
Gross Receipts Tax		0.92

Total Current Electric Charges \$ 36.90**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	30	1476	Regular	1	18000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		58.95
City of Jacksonville Franchise Fee		3.43

Total Current Irrigation Charges \$ 117.80**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 12/30/25 - 01/29/26

Reading Date: 01/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	30	38287	Regular	1	4854 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		330.70
Tax Exempt Fuel Cost (\$0.03713 per kWh)		180.23
Taxable Fuel Cost (\$0.00511 per kWh)		24.80
City of Jacksonville Franchise Fee		16.82
Gross Receipts Tax		14.81

Total Current Electric Charges \$ 592.36



Account #: 0230853498

Bill Date: 01/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	173	Regular	1	6000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 18.36

City of Jacksonville Franchise Fee 1.38

Total Current Water Charges \$ 47.22

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	173	Regular	1	6000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 31.02

City of Jacksonville Franchise Fee 3.51

Total Current Sewer Charges \$ 120.67

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	30	22043	Regular	2	85000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 418.07

City of Jacksonville Franchise Fee 15.73

Total Current Irrigation Charges \$ 540.14

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 12/29/25 - 01/28/26

Reading Date: 01/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	30	147	Regular	1	2000 GAL

Basic Monthly Charge \$ 27.48

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 7.98

City of Jacksonville Franchise Fee 1.06

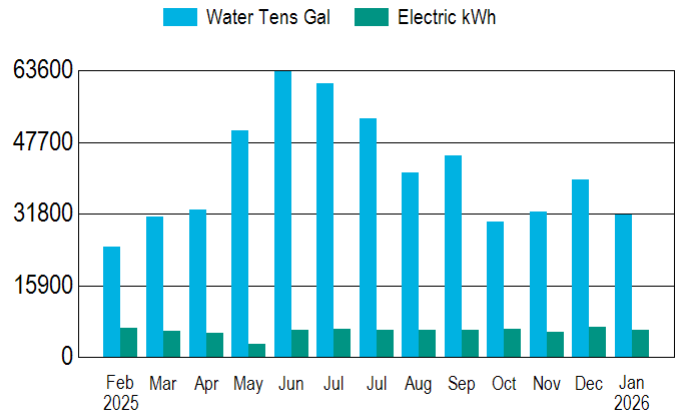
Total Current Irrigation Charges \$ 36.52

OTHER ACTIVITIES

Late Payment Charge \$ 50.23

Total Other Activities \$ 50.23

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	6,556	6,669	6,061	202
Total Gallons Used	244,000	394,000	316,000	10,533



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0230853498

Bill Date: 04/01/26

Cycle: 03

Amount Due
\$1,846.85

Do not pay. AutoPay will process
your payment on 04/23/26.

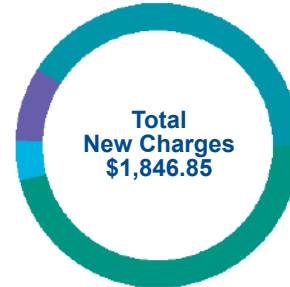
TOTAL SUMMARY OF CHARGES

Electric	\$	880.85
Water		53.52
Sewer		131.33
Irrigation		781.15
Total New Charges	\$	1,846.85

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	1,977.62
Payment(s) Received		-1,977.62
Balance Before New Charges		0.00
New Charges		1,846.85

**Do not pay. AutoPay will process your
payment on 04/23/26.** \$ **1,846.85**



Electric	\$880.85
Water	\$53.52
Sewer	\$131.33
Irrigation	\$781.15

MESSAGES



JEA's Fleet Electrification Program can help you transition from diesel or gasoline to battery electric (BEV) or plug-in hybrids (PHEV). Learn more at jea.com/fleetelectrification.



Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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: **04/01/26**

Do not pay. AutoPay will process your payment on 04/23/26.

TOTAL AMOUNT PAID

\$1,846.85

VILLAGES OF WESTPORT CDD

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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



Manage your services your way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

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 jea.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]

Address:

City: _____

State:

Zip Code:

E-mail:



Account #: 0230853498

Bill Date: 04/01/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 02/27/26 - 03/31/26

Reading Date: 03/31/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	32	47116	Regular	1	452 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		30.79
Tax Exempt Fuel Cost (\$0.04462 per kWh)		20.17
Taxable Fuel Cost (\$0.00511 per kWh)		2.31
City of Jacksonville Franchise Fee		2.35
Gross Receipts Tax		2.07

Total Current Electric Charges \$ 82.69**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	32	6048	Regular	1 1/2	0 GAL

Basic Monthly Charge	\$	50.63
City of Jacksonville Franchise Fee		1.52

Total Current Irrigation Charges \$ 52.15**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 02/27/26 - 03/31/26

Reading Date: 03/31/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	32	43783	Regular	1	675 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		45.99
Tax Exempt Fuel Cost (\$0.04462 per kWh)		30.12
Taxable Fuel Cost (\$0.00511 per kWh)		3.45
City of Jacksonville Franchise Fee		3.14
Gross Receipts Tax		2.76

Total Current Electric Charges \$ 110.46**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 02/27/26 - 03/31/26

Reading Date: 03/31/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	32	1281	Regular	1	95 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		6.47
Tax Exempt Fuel Cost (\$0.04462 per kWh)		4.24
Taxable Fuel Cost (\$0.00511 per kWh)		0.49
City of Jacksonville Franchise Fee		1.09
Gross Receipts Tax		0.96

Total Current Electric Charges \$ 38.25**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	32	1505	Regular	1	19000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		64.31
City of Jacksonville Franchise Fee		3.59

Total Current Irrigation Charges \$ 123.32**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 02/27/26 - 03/31/26

Reading Date: 03/31/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	32	47869	Regular	1	5004 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		340.92
Tax Exempt Fuel Cost (\$0.04462 per kWh)		223.28
Taxable Fuel Cost (\$0.00511 per kWh)		25.57
City of Jacksonville Franchise Fee		18.44
Gross Receipts Tax		16.24

Total Current Electric Charges \$ 649.45



Account #: 0230853498

Bill Date: 04/01/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	198	Regular	1	8000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 24.48

City of Jacksonville Franchise Fee 1.56

Total Current Water Charges \$ 53.52

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	198	Regular	1	8000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 41.36

City of Jacksonville Franchise Fee 3.83

Total Current Sewer Charges \$ 131.33

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	27	22169	Regular	2	80000 GAL
102320432	5	11	Regular	2	11000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 450.23

City of Jacksonville Franchise Fee 16.70

Total Current Irrigation Charges \$ 573.27

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 02/26/26 - 03/30/26

Reading Date: 03/30/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	32	148	Regular	1	1000 GAL

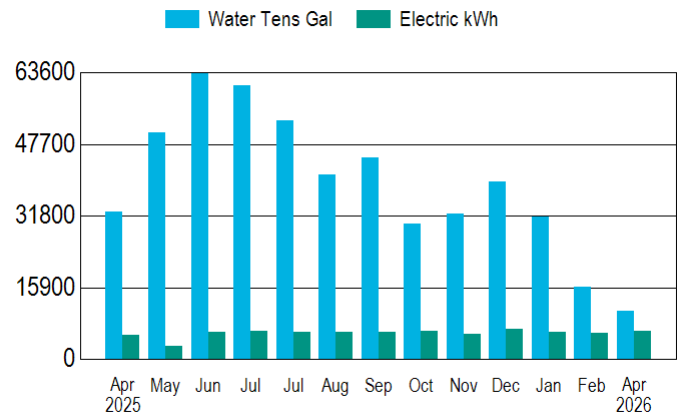
Basic Monthly Charge \$ 27.48

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 3.99

City of Jacksonville Franchise Fee 0.94

Total Current Irrigation Charges \$ 32.41

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	5,357	5,715	6,226	195
Total Gallons Used	327,000	160,000	108,000	3,375

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____

Name	In Attendance Please X
------	---------------------------

1	Yashekia Scarlett	X
---	-------------------	---



3	Carl Hawkins	X
---	--------------	---

4	Anina Guyton	X
---	--------------	---

5		X
---	--	---

Samantha Harvey
 District Manager

ر

3.2.2026

Paid

Yes

Yes

Yes

Yes

Yes

3.2.2026

Date

0

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____

Name	In Attendance Please X
------	---------------------------

1	*Yashekia Scarlett	X
---	--------------------	---



3	Carl Hawkins	X
---	--------------	---

4	Anina Guyton	X
---	--------------	---

5		X
---	--	---

Samantha Harvey
District Manager

1

4.20.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

4.20.2026

Date

0

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____

Name	In Attendance Please X
------	---------------------------

1	Yashekia Scarlett	X
---	-------------------	---

2	Alice Sanford	X
---	---------------	---

3	Carl Hawkins	X
---	--------------	---



5		X
---	--	---

Samantha Harvey
District Manager

ر

3.2.2026

Paid

Yes

Yes

Yes

Yes

Yes

3.2.2026

Date _____

0

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____

Name	In Attendance Please X
------	---------------------------

1	*Yashekia Scarlett	X
---	--------------------	---

2	Alice Sanford	X
---	---------------	---

3	Carl Hawkins	X
---	--------------	---



5		X
---	--	---

Samantha Harvey
District Manager

1

4.20.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

4.20.2026

Date

0



Sold To: 26731784
Villages of Westport CDD
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

Customer #: 26731784
Invoice #: 9751397
Invoice Date: 4/22/2026
Sales Order: 8856715
Cust PO #:

Project Name: Villages of Westport CDD - 2-20-26

Project Description: Villages of Westport CDD- Install perennial plantings and annuals in specified areas

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	Mobilization of crew and Delivery of materials. Cleanup	1.000	LS	320.67	320.67
	Irrigation. Retro fit and adjust timers to ensure survival	1.000	LS	240.50	240.50
	Main Entrance	1.000	EA	2575.83	2,575.83
	Neighborhood Entrances	1.000	EA	993.27	993.27
Total Invoice Amount					4,130.27
Taxable Amount					
Tax Amount					
Balance Due					4,130.27

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 #: 9751397
Invoice Date: 4/22/2026

Amount Due: \$ 4,130.27

Thank you for allowing us to serve you

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

Villages of Westport CDD
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

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



March 05, 2026

Page 1 of 2

Proposal for Extra Work at Villages of Westport CDD

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

Project Name Villages of Westport CDD - 2-20-26

Project Description Villages of Westport CDD- Install perennial plantings and annuals 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
1.00	LUMP SUM	Irrigation. Retro fit and adjust timers to ensure survival of new material	\$240.50	\$240.50
Main Entrance			Subtotal	\$2,575.83
2.00	CUBIC YARD	High Quality Soil Mix Installed to promote health of new plantings	\$159.53	\$319.06
180.00	EACH	Lantanna "Ann Marie" 1gal. Installed	\$12.54	\$2,256.77
Neighborhood Entrances			Subtotal	\$993.27
325.00	UNIT	Spring Annuals Installed 4"	\$3.06	\$993.27

For Internal use only

SO# 8856715

JOB# 346100627

Service Line 130

Total Price **\$4,130.27**

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

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

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

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

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

		Property Manager
Signature	Title	
Samantha Harvey		
Printed Name	Date	March 05, 2026

BrightView Landscape Services, Inc. "Contractor"

		Account Manager
Signature	Title	
William G. Baerki		
Printed Name	Date	March 05, 2026

Job #: 346100627

SO #: 8856715 **Proposed Price: \$4,130.27**

**ADDITIONAL SERVICES ORDER
FOR LANDSCAPE MAINTENANCE SERVICES
(Perennial Plantings and Spring Annuals)**

THIS ADDITIONAL SERVICES ORDER (the “ASO”), dated March __, 2026, 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 Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (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 at the locations described in **Exhibit A** attached hereto (“**Additional Work**”) for the additional compensation identified herein, which shall be paid in accordance with the payment terms of the Agreement and as described as follows:

SO#	Project Name	Additional Cost
8856715	Perennial Plantings and Annuals in Specified Areas	\$ 4,130.23

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 written 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 terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control, unless expressly and specifically modified by this ASO in writing.

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: Proposal for Extra Work

Exhibit A



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Proposal for Extra Work at Villages of Westport CDD

Property Name	Villages of Westport CDD	Contact	Samantha Harvey
Property Address	475 W Town Pl Ste 114 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	475 W Town Pl Ste 114 St Augustine, FL 32092
Project Name	Villages of Westport CDD - 2-20-26		
Project Description	Villages of Westport CDD- Install perennial plantings and annuals 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	\$320.57	\$320.57
1.00	LUMP SUM	Irrigation. Retro fit and adjust timers to ensure survival of new material	\$240.50	\$240.50
Main Entrance			Subtotal	\$2,676.53
2.00	CUBIC YARD	High Quality Soil Mix Installed to promote health of new plantings	\$159.53	\$319.06
160.00	EACH	Lantanna "Ann Marie" 1gal. Installed	\$12.54	\$2,256.77
Neighborhood Entrances			Subtotal	\$893.23
325.00	UNIT	Spring Annuals Installed 4"	\$3.06	\$993.23

For internal use only

SO# 8856715
JOB# 346100627
Service Line 130

Total Price \$4,130.23

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) 293-0716 fax (904) 293-1014

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to said specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The representative shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **Licenses 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, Contractor shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Contractor, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as storms, whether conditions are earthquake, etc. and other regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. **Any single trespass, storm and/or damage** resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be included only upon signed written orders and will become an extra charge over and above the bill rate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practicable after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the other party with or without cause upon seven (7) weekdays advance written notice. Customer will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges reported in itemizing.
13. **Assignment:** The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representatives, 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 the 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, reorganization, change of name or corporate reorganization.
14. **Disclaimer:** This proposal was generated and priced based upon a site visit and visual inspection of the ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal is for the work described on the basis of the ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not depicted herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or near to the bottom of the tree trunk. Additional charges will be levied for uneven heights such as, but not limited to, concrete brick tiled runways, raised beds, 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 covering this appropriate underground utility location company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requested for work involving ☐ exceeds of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) 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 attorney's fees and 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:

	Property Manager
Signature	Title
Sowantha Murray	February 20, 2025
Printed Name	Date

BrightTree Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
William G. Buehl	February 20, 2025
Printed Name	Date

Job #:	346106627		
GO #:	8056715	Proposed Price:	\$4,180.23

SERVICE INVOICE

Invoice number:

95166062

Due date:

5/16/2026

Total due:

\$51.19

Bill To number:

3075531

Invoice date:

4/16/2026

PAYMENT REQUESTED FROM:

Seq#: 000001

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



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

51.19

Villages Of Westport
6714 Sandle Dr
Jacksonville , FL ON 4/16/2026

SUBTOTAL: \$51.19

TOTAL DUE: \$51.19

Payment Receipt. Please Return with Payment Remittance

Amount due: \$51.19

Payment due: 5/16/2026

To pay by phone call 877-284-8688.

Customer name:
Governmental Management Services
Bill To number:
3075531
Invoice number:
95166062



www.florida.bugoutservice.com

Mail this form with payment to:



BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000095166062000005119202605160002

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.

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer's standard service fees, to Customer's invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____

Name	In Attendance Please X
------	---------------------------

1	*Yashekia Scarlett	X
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2	Alice Sanford	X
---	---------------	---



4	Anina Guyton	X
---	--------------	---

5		X
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Samantha Harvey
 District Manager

ر

1.20.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

4.20.2026

Date

0


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 # 14665
Date: 04/12/2026
Due On: 05/12/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,684.25	) - (\$0.00	) = \$3,684.25

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	03/01/2026	Prepare written response to records demand and analyze same; prepare update to Board on legal claims	0.90	\$365.00	-	\$328.50
Service	LM	03/02/2026	Confer with N. Guyton re: meeting tonight; Review agenda package and prepare for Board meeting; Confer with S. Harvey re: management agreement, quorum, etc.; Confer with A. Montagna re: draft district management agreement; Review proposed redlines to district management agreement; Confer with Supervisors re: draft agreement	1.40	\$295.00	-	\$413.00
Service	JK	03/02/2026	Confer with staff on	1.40	\$365.00	-	\$511.00

			meeting remote attendance policy; confer re: distribution of resolutions/updated agenda; attend Board meeting				
Service	LM	03/02/2026	Attend Board meeting	1.30	\$295.00	100.0%	\$0.00
Service	CD	03/03/2026	Download final transmittal Letters #6 through #31 from District Manager.	0.60	\$170.00	-	\$102.00
Service	LM	03/03/2026	Prepare additional service order for approved Brightview proposal; Confer with S. Harvey re: terms for janitorial services and pool attendant; Review and revise draft district management agreement; Prepare agreement for pool monitor services; Prepare agreement for janitorial services	1.80	\$295.00	-	\$531.00
Service	LM	03/05/2026	Confer with S. Harvey and review follow-up notes from Board meeting	0.10	\$295.00	-	\$29.50
Service	LM	03/06/2026	Revise agreements for janitorial and pool monitor services; Confer with S. Harvey re: pricing for additional services; Confer with A. Montagna re: management agreement	0.40	\$295.00	-	\$118.00
Service	LM	03/06/2026	Confer with District Staff re: proposed management agreement, janitorial and pool monitor agreements, public records requests	0.30	\$295.00	-	\$88.50
Service	JK	03/06/2026	Review/finalize district management contract with Inframark updates; confer re: status of amenity scope	0.30	\$365.00	-	\$109.50
Service	LM	03/08/2026	Prepare general election resolution and notice	0.30	\$295.00	-	\$88.50
Service	LM	03/11/2026	Review recent revisions to	0.20	\$295.00	100.0%	\$0.00

management agreement from Inframark							
Service	JK	03/11/2026	Review final updates to Inframark contract	0.20	\$365.00	-	\$73.00
Service	LM	03/12/2026	Confer with J. Goldyn re: draft management agreement approved and ready for signature, request for fee schedule for janitorial and pool monitor services	0.10	\$295.00	-	\$29.50
Service	CD	03/16/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.40	\$170.00	-	\$68.00
Service	LM	03/20/2026	Confer with A. Montagna and H. Neal re: management agreement, fees for pool monitor and janitorial services; Review Inframarks draft amendment to management agreement and draft agreement for janitorial services	0.80	\$295.00	-	\$236.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$275.00	-	\$82.50
Service	LM	03/23/2026	Confer with District Staff re: preliminary budget	0.20	\$295.00	100.0%	\$0.00
Service	LM	03/25/2026	Review and redline Inframark's draft agreement for janitorial services and draft amendment for pool monitoring services	1.70	\$295.00	50.0%	\$250.75
Service	JK	03/25/2026	Field call from LGI regarding conservation easement for wetland parcels	0.20	\$365.00	-	\$73.00
Service	JK	03/26/2026	Review/edit additional scope of services contract	0.30	\$365.00	-	\$109.50

with Inframark							
Service	SD	03/26/2026	Download Resolutions pursuant to District Staff Request.	0.20	\$170.00	100.0%	\$0.00
Service	LM	03/26/2026	Confer with District Staff re: draft pool monitor amendment; Confer with Y. Scarlett re: schedule for pool monitor; Confer with H. Neal re: schedule for pool monitor	0.50	\$295.00	-	\$147.50
Service	LM	03/26/2026	Further revise draft agreement for janitorial services	1.20	\$295.00	50.0%	\$177.00
Service	LM	03/29/2026	Redline janitorial services agreement; Confer with H. Neal re: janitorial services agreement and pool monitor amendment; Confer with Y. Scarlett re: pool monitor hours	0.40	\$295.00	-	\$118.00
Service	LM	03/31/2026	Confer with District Staff re: pool monitor terms in master agreement and amendment	0.20	\$295.00	100.0%	\$0.00
Line Item Discount Subtotal							-\$1,022.25
Total							\$3,684.25

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#

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5/1/2026
131295635056

Terms	Net 20
Due Date	5/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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

Subtotal \$895.00

Tax \$0.00

Total \$895.00

Amount Paid/Credit Applied \$0.00

Balance Due \$895.00

[Click Here to Pay Now](#)



131295635056

CHECK REQUEST FORM

District Name:	<u>Villages of Westport CDD</u>
Date:	<u>3/31/26</u>
Invoice Number:	<u>03.31.26 - VOP Transfer</u>
Please issue a check to:	
Vendor Name:	<u>Villages of Westport CDD</u>
Vendor Address:	<u></u> <u></u>
Check amount:	<u>\$400,000.00</u>
Please cut check from Acct. #:	<u>City National Bank</u>
Please code to:	<u>001-381000-3000 (I will reclass to the bank account)</u> <u></u>
Check Description/Reason:	<u>Transfer of funds from City National Bank to Valley</u> <u>account to fund account and cover expenses</u>
Mailing instructions:	<u>Please deposit to Valley ASAP</u> <u></u>

Manager's Approval:



Date:

3/31/26



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

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MAKE CHECKS AND MONEY ORDERS PAYABLE TO

Jacksonville Sheriff's Office, False Alarm Reduction Program

PERMIT NO: 98509	INVOICE NO: 435447	INVOICE DATE: 06-Apr-2026
NAME: VILLAGES OF WESTPORT CDD		
THIS INVOICE: \$50.00	TOTAL DUE: \$50.00	SHOW AMOUNT PAID HERE : \$

REMIT TO ADDRESS

VILLAGES OF WESTPORT CDD
313 CAMPUS ST
CELEBRATION, FL 34747

Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014

4 102 0000098509 0435447 0005000

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PERMIT NO: 98509	INVOICE DATE: 06-Apr-2026
INVOICE NO: 435447	DUE DATE: 06-May-2026
PERMIT EXPIRATION DATE: 03-Jul-2026	

Alarm Location: VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, 6702 SANDLE DR, JACKSONVILLE, FL, 32219

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT	O/s Amount
1	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260404-00194857	3	04-Apr-2026	19:33:46	\$50.00	\$50.00
Total Amount Payable						\$50.00

Please send only checks or money orders. To pay this bill online, please visit <http://www.famspermit.com/Jacksonville>. You can also login

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



History of Incidents

ITEM DESCRIPTION	DATE	TIME
False Burglary/Robbery/Panic Fee - JSO/260323-00168949	23-Mar-2026	19:24:37
False Burglary/Robbery/Panic Fee - JSO/260219-00100885	19-Feb-2026	18:17:06

Please pay the charges within 30 days of the invoice date to be compliant with the City of Jacksonville Ordinance Chapter 168.

If all fines are not paid within 30 days of this notification, the Jacksonville Sheriff's Office will no longer respond to burglar alarm calls to this location.

Every 24 months, you can complete an alarm awareness class available at www.famspermit.com/Jacksonville to receive a waiver of up to \$100.00 in lieu of false alarm fines. This class must be completed within 30 days from the invoice date to receive a waiver. If you wish to appeal a false alarm fine, please contact the Jacksonville Sheriff's Office False Alarm Reduction Program at (877) 883-0677 within 10 days of the invoice date. ***Credit card payments are now accepted online at www.famspermit.com/Jacksonville and by telephone at (877) 883-0677.**

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100003	05/04/26	C BUSS ENTERPRISES, INC.	6070	May 2026 Pool service	Pool Maintenance	531034-57217	\$938.32
001	100004	05/04/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9756015	Lawn Maintenance - May 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1003	05/20/26	VILLAGES OF WESTPORT CDD	051826-CLOSE	TRANSFER BAL IN CITY NATIONAL BANK TO VALLEY NATIONAL BANK TO BE CLOSED	Cash in Transit	103200	\$134,062.05
001	1030	05/04/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI264712	May 2026 Lake Maintenance	Lake Maintenance	546163-53908	\$1,526.25
001	1031	05/04/26	JACKSONVILLE SHERIFF'S OFFICE	437943	April 4th and May 1st - False Alarm Fee	Security Camera System/Monitoring	534036-57217	\$100.00
001	1032	05/04/26	HAROLD BURNS	080	April 2026 Amenity Maintenance	Facilities Maintenance - Contracted	546225-57217	\$2,000.00
001	1033	05/04/26	INFRAMARK LLC	178529	May 2026 District Management	Management Fees	531151-51301	\$4,375.00
001	1033	05/04/26	INFRAMARK LLC	178529	May 2026 District Management	Amenity Center Contract	549133-57217	\$4,815.00
001	1033	05/04/26	INFRAMARK LLC	178529	May 2026 District Management	Field Services	531122-53908	\$1,250.00
001	1034	05/11/26	BELOW ZERO HEATING AND AIR CORP.	12577	Install Amenity Cntr 1 Ton Heat Pump 4/30/26	Repairs and Maintenance - Amenity	546516-57217	\$1,800.00
001	1035	05/20/26	INFRAMARK LLC	179240	Security Monitor/Desk/Chair for Onsite Staff	Repairs and Maintenance - Amenity	546516-57217	\$173.04
001	1036	05/20/26	INFRAMARK LLC	1166799	May 2026 Janitorial Services	Janitorial	546190-57217	\$650.00
001	1037	05/20/26	EBS SECURITY, INC.	4978	March 2026 Spring Break Amenity Monitoring	Security Camera System/Monitoring	534036-57217	\$782.60
001	1038	05/26/26	KILINSKI VAN WYK PLLC	15014	General Counsel Fees - April 2026	Attorney	531146-51301	\$5,361.50
001	1039	05/26/26	BUG OUT	96845774	Amenity Pest Control - May 2026	Pest Control	531170-57217	\$51.19
001	1040	05/26/26	JACKSONVILLE SHERIFF'S OFFICE	440216	False Burglar Alarm 5/17/2026 Fee	Security Camera System/Monitoring	534036-57217	\$150.00
001	1042	05/28/26	DAILY RECORD & OBSERVER LLC	26-02897D	May 21, 2026 Legal Advertising	Legal Advertising	548002-51301	\$124.50
001	1043	05/28/26	VECTOR SECURITY, INC.	77557082	MONITORING 03/21/26-04/20/26	Security Camera System/Monitoring	534036-57217	\$703.84
001	1044	05/28/26	VECTOR SECURITY, INC.	77714584	MONITORING 04/21/26-05/20/26	Security Camera System/Monitoring	534036-57217	\$703.84
001	1045	05/28/26	VECTOR SECURITY, INC.	77877048	5/13/26 SERVICE CALL	Security Camera System/Monitoring	534036-57217	\$35.00
001	300005	05/21/26	JEA	042926-3498-ACH	ELECTRIC AND WATER APRIL 2026	Utilities - Water/Electric	543059-57217	\$851.76
001	300005	05/21/26	JEA	042926-3498-ACH	ELECTRIC AND WATER APRIL 2026	Utilities - Water/Electric	543059-57217	\$1,674.61
Fund Total								\$168,280.50

DEBT SERVICE FUND - SERIES 2005A - 200

200	1041	05/26/26	VILLAGES OF WESTPORT CDD - U.S. BANK, N.A.	051826-0518	SERIES 2005A TAX ROLL ASSESSMENTS	Cash in Transit	103200	\$9,094.82
Fund Total								\$9,094.82

Total Checks Paid \$177,375.32

Villages of Westport CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BUG OUT	5/16/2026	96845774	\$51.19			May 2026 Pest Control
EBS SECURITY, INC.	3/23/2026	4978	\$782.60			March 2026 Spring Break Amenity Monitoring
HAROLD BURNS	4/26/2026	080	\$2,000.00			April 2026 Amenity Maintenance
INFRAMARK LLC	5/1/2026	178529	\$4,375.00			May 2026 District Management
INFRAMARK LLC	5/1/2026	178529	\$4,815.00			May 2026 Amenity Management
INFRAMARK LLC	5/1/2026	178529	\$1,250.00	\$10,440.00		May 2026 Field Operations
INFRAMARK LLC	5/6/2026	1166799	\$650.00		\$11,090.00	May 2026 Janitorial Services
SOLITUDE LAKE MANAGEMENT, LLC	5/2/2026	PSI264712	\$1,526.25			May 2026 lake maintenance
VECTOR SECURITY, INC.	3/11/2026	77557082	\$703.84			MONITORING 03/21/26-04/20/26
VECTOR SECURITY, INC.	4/11/2026	77714584	\$703.84		\$1,407.68	MONITORING 04/21/26-05/20/26
Monthly Contract Subtotal			\$16,857.72			
Utilities						
COMCAST	5/7/2026	050726-8167-ACH	\$131.90			INTERNET SERVICES
JEA	4/29/2026	042926-3498-ACH	\$851.76			ELECTRIC
JEA	4/29/2026	042926-3498-ACH	\$1,674.61	\$2,526.37	\$2,526.37	WATER/SEWER/IRRIGATION
Utilities Subtotal			\$2,658.27			
Regular Services						
BELOW ZERO HEATING AND AIR CORP.	4/30/2026	12577	\$1,800.00			4/30/2026- Install Amenity Cntr 1 Ton Heat Pump
DAILY RECORD & OBSERVER LLC	5/21/2026	26-02897D	\$124.50			May 21, 2026 Legal Advertising
INFRAMARK LLC	5/14/2026	179240	\$173.04			Security Monitor/Desk/Chair for Onsite Staff
KILINSKI VAN WYK PLLC	5/16/2026	15014	\$5,361.50			April 2026 General Counsel fees
VECTOR SECURITY, INC.	5/13/2026	77877048	\$35.00			5/13/2026 Service Trip Charge
VILLAGES OF WESTPORT CDD	5/18/2026	051826-CLOSE	\$134,062.05			TRANSFER BAL IN CITY NATIONAL BANK TO VALLEY NATIONAL BANK TO BE CLOSED
VILLAGES OF WESTPORT CDD - U.S. BANK, N.A.	5/18/2026	051826-0518	\$9,094.82			SERIES 2005A TAX ROLL ASSESSMENTS
Regular Services Subtotal			\$150,650.91			

Villages of Westport CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
JACKSONVILLE SHERIFF'S OFFICE	5/3/2026	437943	\$100.00			April 4, 2026 False Alarm Fee
JACKSONVILLE SHERIFF'S OFFICE	5/19/2026	440216	\$150.00		\$250.00	False Burglar Alarm 5/17/2026 Fee
Additional Services Subtotal			\$250.00			
TOTAL			\$170,416.90			

SERVICE INVOICE

Invoice number:

96845774

Due date:

6/15/2026

Total due:

\$51.19

Bill To number:

3075531

Invoice date:

5/16/2026

PAYMENT REQUESTED FROM:

Seq#: 000001
INFRAMARK
2005 Pan Am Cir
Tampa, FL 33607-2359



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 5/16/2026

51.19

SUBTOTAL: \$51.19

TOTAL DUE: \$51.19

Payment Receipt. Please Return with Payment Remittance

Amount due: \$51.19
Payment due: 6/15/2026
To pay by phone call 877-284-8688.

Customer name:
INFRAMARK
Bill To number:
3075531
Invoice number:
96845774



www.florida.bugoutservice.com

Mail this form with payment to:

BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000096845774000005119202606150005

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.

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer’s standard service fees, to Customer’s invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

EBS Security Inc.
220 E Forsyth St, Suite C
Jacksonville, FL 32202 US
+19043544242
Accounting@ebssecurity.com
www.ebssecurity.com

INVOICE 4978

DATE 03/23/2026 TERMS Due on receipt

DUE DATE 03/23/2026

BILL TO
Villages of Westport
6702 Sandle Dr.
Jacksonville, FL 32219

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Hours	03/13/2026 thru 03/22/2026	26	28.00	728.00T

Ways to pay



View and pay

SUBTOTAL	728.00
TAX (7.5%)	54.60
TOTAL	782.60

TOTAL DUE **\$782.60**

Location Name	Employee Name	Date	Start	End	Total Hours
Villages of Westport	Sean Perryman	3/16/2026	15:00:00	19:00:00	4
Villages of Westport	Sean Perryman	3/17/2026	15:00:00	19:00:00	4
Villages of Westport	Sean Perryman	3/19/2026	16:00:00	19:00:00	3
Villages of Westport	Sean Perryman	3/20/2026	14:00:00	19:00:00	5
Villages of Westport	Sean Perryman	3/21/2026	14:00:00	19:00:00	5
Villages of Westport	Sean Perryman	3/22/2026	14:00:00	19:00:00	5
					26

Burns Unlimited Co.

Harold Burns

7083 Plymouth Grove Ct.
Jacksonville, FL 32220
USA

904-316-3075
Harold@burnsunlimitedco.c
om



Billed To
VOWP C/O Inframark
6702 Sandle Drive
Jacksonville, FL 32219
USA

Invoice

Checks payable to: Harold Burns

Invoice Number
080

Dates of Service
3/30/26 to 4/26/26

Weeks Worked	Hours Worked	RATE	Amount
MARCH 30 th – April 3 RD	12.0	N/A	\$500.00
APRIL 6 - 10	12.0	N/A	\$500.00
APRIL 13 - 17	12.0	N/A	500.00
APRIL 20 - 26	12.0	N/A	500.00
Maintenance Billable Item	N/A	N/A	N/A
Subtotal			\$2,000.00

Terms

Net 15

Invoice Total
\$2,000.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

178529

DATE

5/1/2026

CUSTOMER ID

C4255

NET TERMS

Net 30

PO#

DUE DATE

5/31/2026

BILL TO

Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,375.00		4,375.00
Amenity Management Services	1	Ea	4,815.00		4,815.00
Field Operations	1	Ea	1,250.00		1,250.00
Subtotal					10,440.00

Subtotal	\$10,440.00
Tax	\$0.00
Total Due	\$10,440.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166799
Invoice Date	5/6/2026
Due Date	6/5/2026

To: Villages of Westport CDD
2005 Pan Am Circle Dr
Ste 300

Tampa, Florida 33607

Service Description	Total
Maintenance Services	\$650.00

Please Pay This Amount

Subtotal	\$650.00
Sales Tax	\$0.00
Total	\$650.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

06 May 2026 03:02:14PM CST

DISTRICT : VILLAGES OF WESTPORT CDD

Go Green! Think before you print.

INVOICE NO. 1166799 - DETAIL

INVOICE DATE: 5/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/4/2026	4542565	VOWCDD District Area	General Porter Service; Janitorial Services- May 2026	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				BWO Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				Invoice Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI264712

Invoice Date: 5/2/2026

Bill

To: Villages of Westport CDD
C/O Inframark Community Management
2005 Pan Am Circle
Tampa, FL 33607

Ship

To: Villages of Westport CDD
C/O Inframark Community
2005 Pan Am Circle
Tampa, FL 33607

Ship Via

Ship Date 5/2/2026

Due Date 6/1/2026

Terms Net 30

Customer ID 8794

P.O. Number

P.O. Date 5/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,526.25	1,526.25
May Billing					
5/1/2026 - 5/31/2026					
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 1,526.25

Subtotal: 1,526.25
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,526.25

9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Agenda Page 149

Invoice Number: 77557082
 Invoice Date: 03/11/2026
 Branch: 72
Account Number: 6433445
Due Date: 04/10/2026

Account Activity

Description	Qty	Unit Amt	Extended Amt	Tax Amt	Total Amt
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 03/21/2026 To: 04/20/2026 MONITORING			477.00	0.00	477.00
Service From: 03/21/2026 To: 04/20/2026 RECURRING SERVICES			226.84	0.00	226.84
Extended Total		Tax Total	Invoice Total	Prior Balance	Total Due
\$703.84		\$0.00	\$703.84	\$0.00	\$703.84

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:	77557082
Invoice Date:	03/11/2026
Account Number:	6433445
Due Date:	04/10/2026
Amount Due:	\$703.84

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.

00000000720000000643344510077557082000000000703846

How to Reach Customer Care

Agenda Page 150

- 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.



2000 Ericsson Drive
Warrendale, PA 15086

Account Information

Agenda Page 151

Invoice Number: 77714584
 Invoice Date: 04/11/2026
 Branch: 72
 Account Number: 6433445
 Due Date: 05/11/2026

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 04/13/2026. PLEASE DISREGARD IF PAID.					703.84
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 04/21/2026 To: 05/20/2026 MONITORING			477.00	0.00	477.00
Service From: 04/21/2026 To: 05/20/2026 RECURRING SERVICES			226.84	0.00	226.84

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$703.84	\$0.00	\$703.84	\$703.84	\$1,407.68

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$703.84	\$703.84	\$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: 1-800-458-7194

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

5L6HW9KG



2000 Ericsson Drive
Warrendale, PA 15086

Address Service Requested

Invoice

Customer Name: VILLAGES OF WESTPORT CDD
 Invoice Number: 77714584
 Invoice Date: 04/11/2026
 Account Number: 6433445
 Due Date: 05/11/2026
 Amount Due: \$1,407.68

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.

00000000720000000643344510077714584000000001407683

How to Reach Customer Care

Agenda Page 152

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-800-458-7194
- For inquiries by mail: 2000 Ericsson Drive, Warrendale, PA 15086
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462



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For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

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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.

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	Apr 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

! Thanks for paying by Automatic Payment

Your automatic payment on May 28, 2026, 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.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
06330310 DY RP 07 20260507 NNNNNNNN 0000438 0002VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number	8495 74 120 2518167
Automatic payment	May 28, 2026
Please pay	\$131.90

Electronic payment will be applied May 28, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120251816700131904

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

Additional information

Acceptable Use Policy Update: We've made updates to our Acceptable Use Policy (AUP). You can view the updated AUP at business.comcast.com/terms-conditions-smb.





225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0230853498

Bill Date: 04/29/26

Cycle: 03

Amount Due
\$2,526.37

Do not pay. AutoPay will process
your payment on 05/21/26.

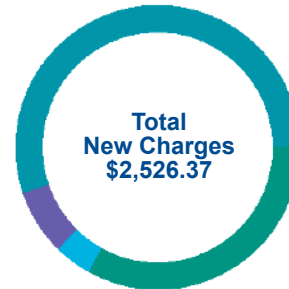
TOTAL SUMMARY OF CHARGES

Electric	\$	851.76
Water		66.13
Sewer		152.63
Irrigation		1,455.85
Total New Charges	\$	2,526.37

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	1,846.85
Payment(s) Received		-1,846.85
Balance Before New Charges		0.00
New Charges		2,526.37

**Do not pay. AutoPay will process your
payment on 05/21/26.** \$ **2,526.37**



Electric	\$851.76
Water	\$66.13
Sewer	\$152.63
Irrigation	\$1,455.85

MESSAGES



JEA's Fleet Electrification Program can help you transition from diesel or gasoline to battery electric (BEV) or plug-in hybrids (PHEV). Learn more at jea.com/fleetelectrification.



Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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: **04/29/26**

Do not pay. AutoPay will process your payment on 05/21/26.

TOTAL AMOUNT PAID

\$2,526.37

VILLAGES OF WESTPORT CDD

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.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]

Address:

City:
State: **Zip Code:** —

E-mail:



Account #: 0230853498

Bill Date: 04/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 03/31/26 - 04/29/26

Reading Date: 04/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	47506	Regular	1	390 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		26.57
Tax Exempt Fuel Cost (\$0.05457 per kWh)		21.28
Taxable Fuel Cost (\$0.00511 per kWh)		1.99
City of Jacksonville Franchise Fee		2.25
Gross Receipts Tax		1.98

Total Current Electric Charges \$ 79.07**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	6160	Regular	1 1/2	112000 GAL

Basic Monthly Charge	\$	50.63
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		562.79
City of Jacksonville Franchise Fee		19.24

Total Current Irrigation Charges \$ 660.60**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 03/31/26 - 04/29/26

Reading Date: 04/29/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	44389	Regular	1	606 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		41.29
Tax Exempt Fuel Cost (\$0.05457 per kWh)		33.07
Taxable Fuel Cost (\$0.00511 per kWh)		3.10
City of Jacksonville Franchise Fee		3.07
Gross Receipts Tax		2.71

Total Current Electric Charges \$ 108.24**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 03/31/26 - 04/29/26

Reading Date: 04/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	29	1366	Regular	1	85 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		5.79
Tax Exempt Fuel Cost (\$0.05457 per kWh)		4.64
Taxable Fuel Cost (\$0.00511 per kWh)		0.43
City of Jacksonville Franchise Fee		1.08
Gross Receipts Tax		0.95

Total Current Electric Charges \$ 37.89**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	29	1531	Regular	1	26000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		101.83
City of Jacksonville Franchise Fee		4.72

Total Current Irrigation Charges \$ 161.97**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 03/31/26 - 04/29/26

Reading Date: 04/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	52314	Regular	1	4445 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		302.84
Tax Exempt Fuel Cost (\$0.05457 per kWh)		242.56
Taxable Fuel Cost (\$0.00511 per kWh)		22.71
City of Jacksonville Franchise Fee		17.79
Gross Receipts Tax		15.66

Total Current Electric Charges \$ 626.56



Account #: 0230853498

Bill Date: 04/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	210	Regular	1	12000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 36.72

City of Jacksonville Franchise Fee 1.93

Total Current Water Charges \$ 66.13

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	210	Regular	1	12000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 62.04

City of Jacksonville Franchise Fee 4.45

Total Current Sewer Charges \$ 152.63

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	29	107	Regular	2	96000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 477.03

City of Jacksonville Franchise Fee 17.50

Total Current Irrigation Charges \$ 600.87

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 03/30/26 - 04/28/26

Reading Date: 04/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	29	149	Regular	1	1000 GAL

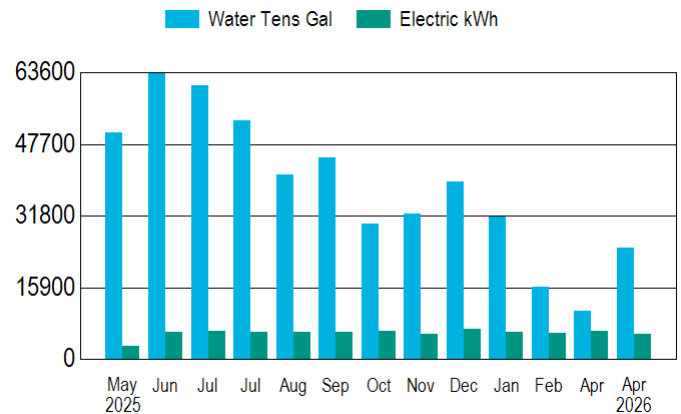
Basic Monthly Charge \$ 27.48

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 3.99

City of Jacksonville Franchise Fee 0.94

Total Current Irrigation Charges \$ 32.41

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	2,825	6,226	5,526	191
Total Gallons Used	503,001	108,000	247,000	8,517

Below Zero Heating and Air Corp
 1433 tutter street
 Jacksonville, FL 32211



INVOICE
Unpaid

Presented to:
Villages of Westport Amenities Center
 6702 Sandle Dr
 Jacksonville, FL 32219

Job # 12577
Job Name PTAC 1 ton HP
Invoice # I-12577-1
Technician Cristian Martinez
Issue Date Apr 30 2026
Payment Terms Upon Receipt
Due Date Apr 30 2026

Customer Contact:
 M: (904) 767-1401
 E: samantha.harvey@inframark.com

Service Location:
 6702 Sandle Dr
 Jacksonville, FL 32219

DESCRIPTION	QTY	PRICE
installed PTAC 1 ton Heat pump	1	\$1,800.00
B52-358 DCP123J35BA PTAC Electric HEAT/COOL 12,000 BTU COOLING 3.5 KW HEATER		
	Subtotal	\$1,800.00
	Taxes	\$0.00
	Total	\$1,800.00

Make Payment

Sign up for a Maintenance Plan today!

Customer Approval:

☐ I agree to the terms and conditions of this invoice, and that the goods and or services referenced have been provided to my satisfaction.

Contract Terms:

I agree to the work as specified above.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 21, 2026

Date

Attn: Kareen Baker
Inframark - Coral Springs
210 N University Drive, Suite 702
Coral Springs FL 33071

Serial # 26-02897D	PO/File #	<u>\$124.50</u>
		Payment Due

Notice of Special Meeting and Closed Executive Session of the Board of Supervisors

\$124.50
Publication Fee

Villages of Westport Community Development District

Case Number	Amount Paid
--------------------	--------------------

Publication Dates 5/21

County Duval

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

*Payment is due before
the Proof of Publication
is released.*

If your payment is being mailed, please reference Serial # 26-02897D on your check or remittance advice.

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.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF SPECIAL
MEETING AND CLOSED
EXECUTIVE SESSION
OF THE BOARD OF
SUPERVISORS OF THE
VILLAGES OF WESTPORT
COMMUNITY
DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") will be held on **Wednesday, June 3, 2026, at 5:30 p.m. at 1826 Dunn Avenue, Jacksonville, Florida 32218**. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Inframark, 313 Campus Street, Celebration, Florida 34747, (407) 566-1935 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes, but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the 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 aid 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 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.

District Manager
Samantha Harvey

May 21 00 (26-02897D)



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
179240
CUSTOMER ID
C4255
PO#

DATE
5/14/2026
NET TERMS
Net 30
DUE DATE
6/13/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha R Harvey- 4-13-26 WAL-MART : \$173.04	1	Ea	173.04		173.04
Subtotal					173.04

Subtotal	\$173.04
Tax	\$0.00
Total Due	\$173.04

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.


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 # 15014
Date: 05/16/2026
Due On: 06/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,361.50	) - (\$0.00	= \$5,361.50

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	04/01/2026	Preliminarily review correspondence from A. Sanford	0.30	\$365.00	-	\$109.50
Service	LM	04/02/2026	Review A. Sanford request for clarification of public records	0.20	\$295.00	100.0%	\$0.00
Service	JK	04/02/2026	Comprehensive review and response to A. Sanford claims and compile history on same	1.50	\$365.00	-	\$547.50
Service	LM	04/03/2026	Further revise pool monitor amendment; Confer with H. Neal re: pool monitor amendment, janitorial services agreement	0.50	\$295.00	-	\$147.50
Service	LM	04/03/2026	Confer with District Staff re: public records request, preliminary budget timing	0.20	\$295.00	-	\$59.00

Service	JK	04/03/2026	Review updates to pool monitor and janitorial services agreement	0.20	\$365.00	-	\$73.00
Service	JK	04/06/2026	Call with district manager on various CDD issues	1.00	\$365.00	-	\$365.00
Service	JK	04/07/2026	Review required budget documents and begin preparing outline of same; review A. Sanford correspondence and coordinate with S. Harvey re: status of transmission of records estimated costs	0.50	\$365.00	-	\$182.50
Service	LM	04/07/2026	Confer with A. Sanford re: public records requests	0.20	\$295.00	-	\$59.00
Service	CD	04/07/2026	Create ShareFile link for District Manager to upload files relating to public records responses. Email link to District Manager.	0.30	\$170.00	-	\$51.00
Service	JK	04/08/2026	Review/confer re: Vector contracts and summaries of same; review TA documents	0.20	\$365.00	-	\$73.00
Service	LM	04/08/2026	Confer with S. Harvey re: general election resolution	0.10	\$295.00	-	\$29.50
Service	CD	04/08/2026	Review and respond to email from District Staff regarding analysis of Vector contracts; Emails with District Manager regarding Vector contracts; Analyze various contracts and provide District Manager and District Staff analysis.	1.30	\$170.00	25.0%	\$165.75
Service	LM	04/09/2026	Review agenda; Revise resolution approving budget; Confer with S. Harvey re: agenda items to add; Confer with H. Neal re: pool monitor amendment; Confer with S. Harvey re: possible security shade session	0.70	\$295.00	-	\$206.50
Service	CD	04/09/2026	Communications with District Manager regarding ShareFile Link	0.20	\$170.00	-	\$34.00

for Response to Public Records documents.							
Service	LM	04/13/2026	Confer with District Staff re: agenda prep, attendance, security, resolution on remote appearance	0.20	\$295.00	-	\$59.00
Service	JK	04/13/2026	Review agenda materials and confer with staff on status of contracts outstanding; review rules/policies; transfer share file data of responses	0.30	\$365.00	100.0%	\$0.00
Service	CD	04/13/2026	Download documents received from prior District Manager regarding response to public records response and confer with District Staff regarding same.	0.40	\$170.00	-	\$68.00
Service	CD	04/14/2026	Review and Respond to email from District Staff regarding documents from GMS.	0.20	\$170.00	-	\$34.00
Service	CD	04/14/2026	Transfer files from prior District Manager; Confer with District Staff regarding completion of same.	0.40	\$170.00	-	\$68.00
Service	LM	04/15/2026	Confer with S. Harvey re: records request from Sunlight Access, special service fee, etc.	0.40	\$295.00	-	\$118.00
Service	JK	04/15/2026	Review purchase order records request and response to same	0.10	\$365.00	-	\$36.50
Service	SD	04/16/2026	Draft "Published Notice for Budget Hearing," "Published Notice for O&M Assessment Hearing and Budget Hearing," "Mailed Notice for O&M Assessment Hearing," "Affidavit of Mailing," and "Annual Appropriation Resolution."	1.40	\$170.00	-	\$238.00
Service	LM	04/17/2026	Review agenda package with proposals,	0.90	\$295.00	-	\$265.50

			resolutions, agreements; Prepare for Board meeting				
Service	LM	04/17/2026	Coner with District Staff re: processing of public records requests, raised concerns of virtual technology	0.50	\$295.00	-	\$147.50
Service	LM	04/17/2026	Confer with S. Harvey re: agenda review and preparation for Board meeting, status of pool monitor amendment, public records request	0.90	\$295.00	-	\$265.50
Service	LM	04/20/2026	Continue to prepare for meeting; Confer with District Staff re: pool monitor agreement; Review proposed amendments from Inframark	0.50	\$295.00	-	\$147.50
Service	JK	04/20/2026	Attend Board meeting	3.00	\$365.00	50.0%	\$547.50
Service	LM	04/20/2026	Prepare for and attend Board meeting	3.30	\$295.00	50.0%	\$486.75
Service	SD	04/21/2026	Revise Villages of Westport FY27 "Mailed Notice for O&M Assessment Hearing," "Affidavit of Mailing," and "Published Notice for O&M Assessment Hearing and Budget Hearing.	0.70	\$170.00	-	\$119.00
Service	SD	04/21/2026	Confirm with Auditor that no changes have occurred recently for the FY25 Audit.	0.10	\$170.00	-	\$17.00
Service	LM	04/22/2026	Confer with District Staff re: GMS efforts for transition and financials; Confer with S. Harvey and review executed resolution and agreements from meeting	0.40	\$295.00	-	\$118.00
Service	LM	04/23/2026	Revise notice for budget and assessment hearings, mailed notice, and affidavit of mailing;	0.90	\$295.00	-	\$265.50

			Prepare agreement and affidavit for A-Team Fence				
Service	CD	04/23/2026	Revise Agreement for Playground Fence and email to District Staff for review.	0.30	\$170.00	-	\$51.00
Service	LM	04/28/2026	Prepare agreement and affidavit for air conditioning repair; Confer with S. Harvey re: agreements for Below Zero and A-Team Fence	0.40	\$295.00	-	\$118.00
Service	LM	04/28/2026	Confer with S. Harvey re: notice of assessments, notice of public hearing, affidavit of mailing	0.30	\$295.00	-	\$88.50
Line Item Discount Subtotal							-\$1,258.00
Total							\$5,361.50

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

Agenda Page 168

Invoice Number: 77877048
Invoice Date: 05/13/2026
Branch: 72
Account Number: 6433445
Due Date: 06/12/2026

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 05/13/2026. PLEASE DISREGARD IF PAID.					2,122.08
INVOICE CLIENT \$35.00 (TAX EXEMPT) FOR TRIP FEE.					
Job# 260505619 VILLAGES OF WESTPORT 6702 SANDLE DR ATTN:DARRIN MOSSING JACKSONVILLE, FL 32219					
SERVICE CALL TRIP CHARGE	1.00	35.00	35.00	0.00	35.00
Site Subtotal			35.00	0.00	35.00

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$35.00	\$0.00	\$35.00	\$2,122.08	\$2,157.08

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$749.40	\$703.84	\$703.84	\$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: 77877048
Invoice Date: 05/13/2026
Account Number: 6433445
Due Date: 06/12/2026
Amount Due: \$2,157.08

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.

00000000720000000643344510077877048000000002157081

How to Reach Customer Care

Agenda Page 169

- 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.

CHECK REQUEST FORM

District Name: Villages of Westport CDD

Date: 5/18/26

Invoice Number: 051826-Close

Please issue a check to:

Vendor Name: Villages of Westport CDD

Vendor Address: _____

Check amount: \$134,062.05

Please cut check from Acct. #: City National Bank Account #9443

Please code to: 001-103200 (cash in transit)

Check Description/Reason: Transfer Balance in City National Bank to Valley
City National Bank Account to be closed

Mailing instructions: Deposit to Valley account #1508

Manager's Approval:



Date: 5/18/26

VILLAGES OF WESTPORT CDD

DISTRICT CHECK REQUEST

Today's Date 5/18/2026

Payable To Villages of Westport CDD

Distributions rec'd

2/4/2026	\$1,078.23
2/20/2026	\$1,089.23
3/4/2026	\$1,089.23
3/18/2026	\$288.93
4/3/2026	\$5,549.20

Check Amount **\$9,094.82**

Check Description Series 2005A Tax Roll Assessments

GL Code: DR - 200-103200

Special Instructions Please mail check to US Bank with letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

VILLAGES OF WESTPORT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	490,688.56	38.82%	38.82%
Net DS 2005A	773,232.63	61.18%	61.18%
Net Total	1,263,921.19	100.00%	100.00%

Date Received	Amount Received	200		Proof	Distribution Number & Date Transferred
		38.82%	61.18%		
		Operations & Maintenance	2005A Debt Service Revenue		
11/6/2025	4,068.37	1,579.45	2,488.92	-	1/16/2026
11/14/2025	8,632.51	3,351.38	5,281.13	-	1/16/2026
11/20/2025	10,359.02	4,021.65	6,337.37	-	1/16/2026
11/26/2025	49,654.96	19,277.41	30,377.55	-	1/16/2026
12/4/2025	1,085,377.58	421,373.08	664,004.50	-	1/16/2026
12/10/2025	67,931.12	26,372.71	41,558.41	-	1/16/2026
12/17.25	3,945.93	1,531.92	2,414.01	-	1/16/2026
1/12/2026	4,852.64	1,883.93	2,968.71	-	1/16/2026
2/4/2026	1,762.47	684.24	1,078.23	-	
2/20/2026	1,780.45	691.22	1,089.23	-	
3/4/2026	1,780.45	691.22	1,089.23	-	
3/18/2026	472.29	183.36	288.93	-	
4/3/2026	9,070.68	3,521.48	5,549.20	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL	1,249,688.47	485,163.03	764,525.44		
Net Total on Roll	1,263,921.19	490,688.56	773,232.63		
Collection Surplus / (Deficit)	(14,232.72)	(5,525.53)	(8,707.19)		



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

Agenda Page 173

MAKE CHECKS AND MONEY ORDERS PAYABLE TO

Jacksonville Sheriff's Office, False Alarm Reduction Program

PERMIT NO: 98509	INVOICE NO: 437943	INVOICE DATE: 03-May-2026
NAME: VILLAGES OF WESTPORT CDD		
THIS INVOICE: \$100.00	TOTAL DUE: \$150.00	SHOW AMOUNT PAID HERE : \$

REMIT TO ADDRESS

VILLAGES OF WESTPORT CDD
313 CAMPUS ST
CELEBRATION, FL 34747

Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014

8 102 0000098509 0437943 0015000

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PERMIT NO: 98509	INVOICE DATE: 03-May-2026
INVOICE NO: 437943	DUE DATE: 02-Jun-2026
PERMIT EXPIRATION DATE: 03-Jul-2026	

Alarm Location: VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, 6702 SANDLE DR, JACKSONVILLE, FL, 32219

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT	O/s Amount
1	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260501-00254284	4	01-May-2026	19:05:54	\$100.00	\$100.00

PAST DUE BILLS

ITEM#	BILL NO	BILL DATE	DUE DATE	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
1	435447	06-Apr-2026	06-May-2026	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260404-00194857	3	04-Apr-2026	19:33:46	\$50.00

Total Amount Payable \$150.00

Please send only checks or money orders. To pay this bill online, please visit <http://www.famspermit.com/Jacksonville>. You can also login,

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



History of Incidents

ITEM DESCRIPTION	DATE	TIME
False Burglary/Robbery/Panic Fee - JSO/260404-00194857	04-Apr-2026	19:33:46
False Burglary/Robbery/Panic Fee - JSO/260323-00168949	23-Mar-2026	19:24:37
False Burglary/Robbery/Panic Fee - JSO/260219-00100885	19-Feb-2026	18:17:06

Please pay the charges within 30 days of the invoice date to be compliant with the City of Jacksonville Ordinance Chapter 168.

If all fines are not paid within 30 days of this notification, the Jacksonville Sheriff's Office will no longer respond to burglar alarm calls to this location.

Every 24 months, you can complete an alarm awareness class available at www.famspermit.com/Jacksonville to receive a waiver of up to \$100.00 in lieu of false alarm fines. This class must be completed within 30 days from the invoice date to receive a waiver. If you wish to appeal a false alarm fine, please contact the Jacksonville Sheriff's Office False Alarm Reduction Program at (877) 883-0677 within 10 days of the invoice date. ***Credit card payments are now accepted online at www.famspermit.com/Jacksonville and by telephone at (877) 883-0677.**



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

Agenda Page 174

MAKE CHECKS AND MONEY ORDERS PAYABLE TO

Jacksonville Sheriff's Office, False Alarm Reduction Program

PERMIT NO: 98509	INVOICE NO: 440216	INVOICE DATE: 19-May-2026
NAME: VILLAGES OF WESTPORT CDD		
THIS INVOICE: \$150.00	TOTAL DUE: \$150.00	SHOW AMOUNT PAID HERE : \$

REMIT TO ADDRESS

VILLAGES OF WESTPORT CDD
313 CAMPUS ST
CELEBRATION, FL 34747

Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014

8 102 0000098509 0440216 0015000

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PERMIT NO: 98509	INVOICE DATE: 19-May-2026
INVOICE NO: 440216	DUE DATE: 18-Jun-2026
PERMIT EXPIRATION DATE: 03-Jul-2026	

Alarm Location: VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, 6702 SANDLE DR, JACKSONVILLE, FL, 32219

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT	O/s Amount
1	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260517-00289132	5	17-May-2026	22:47:33	\$150.00	\$150.00
Total Amount Payable						\$150.00

Please send only checks or money orders. To pay this bill online, please visit <http://www.famspermit.com/Jacksonville>. You can also login,

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



History of Incidents

ITEM DESCRIPTION	DATE	TIME
False Burglary/Robbery/Panic Fee - JSO/260501-00254284	01-May-2026	19:05:54
False Burglary/Robbery/Panic Fee - JSO/260404-00194857	04-Apr-2026	19:33:46
False Burglary/Robbery/Panic Fee - JSO/260323-00168949	23-Mar-2026	19:24:37
False Burglary/Robbery/Panic Fee - JSO/260219-00100885	19-Feb-2026	18:17:06

Please pay the charges within 30 days of the invoice date to be compliant with the City of Jacksonville Ordinance Chapter 168.

If all fines are not paid within 30 days of this notification, the Jacksonville Sheriff's Office will no longer respond to burglar alarm calls to this location.

Every 24 months, you can complete an alarm awareness class available at www.famspermit.com/Jacksonville to receive a waiver of up to \$100.00 in lieu of false alarm fines. This class must be completed within 30 days from the invoice date to receive a waiver. If you wish to appeal a false alarm fine, please contact the Jacksonville Sheriff's Office False Alarm Reduction Program at (877) 883-0677 within 10 days of the invoice date. ***Credit card payments are now accepted online at www.famspermit.com/Jacksonville and by telephone at (877) 883-0677.**

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1046	06/02/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9790900	Landscape Maintenance June 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1047	06/04/26	C BUSS ENTERPRISES, INC.	6325	Monthly Pool Service - June 2026	Pool Maintenance	531034-57217	\$800.00
001	1047	06/04/26	C BUSS ENTERPRISES, INC.	6325	Monthly Pool Service - June 2026	Pool Chemicals	546800-57217	\$302.17
001	1048	06/04/26	HAROLD BURNS	081	Maintenance invoice - May 2026	Facilities Maintenance - Contracted	546225-57217	\$1,989.93
001	1049	06/09/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI273611	June 2026 Lake Maintenance	Lake Maintenance	546163-53908	\$1,526.25
001	1050	06/09/26	JACKSONVILLE SHERIFF'S OFFICE	442548	6/3/2026 JSO False ALarm	Security Camera System/Monitoring	534036-57217	\$150.00
001	1051	06/09/26	ANINA KELLY GUYTON	AG-060326	BOARD 06/03/2026	Supervisor Fees	511100-51301	\$200.00
001	1052	06/09/26	ALICE L SANFORD	AS-060326	BOARD 06/03/2026	Supervisor Fees	511100-51301	\$200.00
001	1053	06/09/26	INFRAMARK LLC	181036	Management Services - June 2026	Management Fees	531151-51301	\$4,375.00
001	1053	06/09/26	INFRAMARK LLC	181036	Management Services - June 2026	Amenity Center Contract	549133-57217	\$4,815.00
001	1053	06/09/26	INFRAMARK LLC	181036	Management Services - June 2026	Field Services	531122-53908	\$1,250.00
001	1054	06/09/26	INFRAMARK LLC	1168356	Maintenance Service - June 2026	Facilities Maintenance - Contracted	546225-57217	\$650.00
001	1055	06/09/26	CARL EUGENE HAWKINS	CH-060326	BOARD 06/03/2026	Supervisor Fees	511100-51301	\$200.00
001	1057	06/15/26	JACKSONVILLE SHERIFF'S OFFICE	443247	False Alarm calls-June 6th	Security Camera System/Monitoring	534036-57217	\$500.00
001	1059	06/15/26	AQUA ASSIST POOL LIFT INSTALLERS LLC	1087	PAL-2 PORTABLE ADA POOL LIFT	Repairs and Maintenance - Amenity	546516-57217	\$12,695.00
001	1060	06/15/26	A-TEAM FENCE LLC	1104	Fence Install Playground-June 2026	Repairs and Maintenance	546156-53908	\$2,067.25
001	1061	06/17/26	VECTOR SECURITY, INC.	77867820	Monitoring/Recurring Services 05/21/2026-06/20/2026	Security Camera System/Monitoring	534036-57217	\$703.84
001	1062	06/22/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9818843	Board approved Elec troubleshooting zones	Irrigation Repairs	546932-53908	\$2,200.04
001	1063	06/24/26	KILINSKI VAN WYK PLLC	15258	May 2026 Attorney Fees	Attorney	531146-51301	\$1,069.50
001	1064	06/24/26	INFRAMARK LLC	181785	Pool Monitor - May-June 2026	Facility/Pool Attendants	534202-57217	\$6,521.74
001	1065	06/29/26	BUG OUT	98185296	Pest Control - June 2026	Pest Control	531170-57217	\$51.19
001	1066	06/29/26	HAROLD BURNS	082	Facilities Maintenance Contract - June 2026	Facilities Maintenance - Contracted	546225-57217	\$1,830.00
001	1067	06/29/26	INFRAMARK LLC	182488	Lowes Cleaning Supplies - 5/4/2026	Repairs and Maintenance	546156-57217	\$210.59
001	300002A	06/01/26	COMCAST	050726-8167-ACH	SERVICE FROM 05/11/26-06/10/26	Telephone	541009-57217	\$131.90
Fund Total								\$50,591.40

Total Checks Paid	\$50,591.40
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Villages of Westport CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BUG OUT	6/16/2026	98185296	\$51.19			Pest Control - June 2026
C BUSS ENTERPRISES, INC.	5/25/2026	6325	\$800.00			June 2026 Monthly Pool Service
HAROLD BURNS	5/29/2026	081	\$1,989.93			May 2026 Maintenance Contract/repairs
INFRAMARK LLC	6/18/2026	181785	\$6,521.74			Pool Monitor Prorated Amount - May-June 2026
Monthly Contract Subtotal			\$9,362.86			
Utilities						
COMCAST	6/7/2026	060726-8167-ACH	\$131.90			INTERNET SERVICES
JEA	5/29/2026	052926-3498-ACH	\$889.95			ELECTRIC
JEA	5/29/2026	052926-3498-ACH	\$2,938.87	\$3,828.82	\$3,828.82	WATER/SEWER/IRRIGATION
Utilities Subtotal			\$3,960.72			
Regular Services						
ALICE L SANFORD	6/3/2026	AS-060326	\$200.00			BOARD 06/03/2026
ANINA KELLY GUYTON	6/3/2026	AG-060326	\$200.00			BOARD 06/03/2026
AQUA ASSIST POOL LIFT INSTALLERS LLC	6/8/2026	1087	\$12,695.00			PAL-2 PORTABLE ADA POOL LIFT
A-TEAM FENCE LLC	6/2/2026	1104	\$2,067.25			June 2026 Fence Install Playground
BRIGHTVIEW LANDSCAPE SERVICES, INC.	6/1/2026	9790900	\$6,152.00			June 2026 Landscape Maintenance
C BUSS ENTERPRISES, INC.	5/25/2026	6325	\$302.17			Pool Chemicals - June 2026
CARL EUGENE HAWKINS	6/3/2026	CH-060326	\$200.00			BOARD 06/03/2026
HAROLD BURNS	6/26/2026	082	\$1,830.00			Facilities Maintenance Contract - June 2026
INFRAMARK LLC	6/3/2026	181036	\$4,375.00			June 2026 Management
INFRAMARK LLC	6/3/2026	181036	\$4,815.00			June 2026 Amenity Management
INFRAMARK LLC	6/3/2026	181036	\$1,250.00	\$10,440.00		June 2026 Field Operations
INFRAMARK LLC	6/3/2026	1168356	\$650.00			June 2026 Maintenance Service
INFRAMARK LLC	6/22/2026	182488	\$210.59		\$11,300.59	Lowes Cleaning Supplies - 5/4/2026
JACKSONVILLE SHERIFF'S OFFICE	6/3/2026	442548	\$150.00			6/3/2026 JSO False Alarm
JACKSONVILLE SHERIFF'S OFFICE	6/8/2026	443247	\$500.00		\$650.00	June 6th False Alarm calls
JEA	5/29/2026	052926-3498	\$3,828.82			04/29/2026-05/29/2026 Commercial Electric

Villages of Westport CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
KILINSKI VAN WYK PLLC	6/17/2026	15258	\$1,069.50			May 2026 Attorney Fees
SOLITUDE LAKE MANAGEMENT, LLC	6/2/2026	PSI273611	\$1,526.25			June 2026 Lake Maintenance
VECTOR SECURITY, INC.	5/11/2026	77867820	\$703.84			05/21/2026-06/20/2026 Monitoring/Recurring Services
Regular Services Subtotal			\$42,725.42			
Additional Services						
BRIGHTVIEW LANDSCAPE SERVICES, INC.	6/12/2026	9818843	\$2,200.04			Board approved Elec troubleshooting zones
Additional Services Subtotal			\$2,200.04			
Miscellaneous						
VOID	6/11/2026	061126	\$0.01			Prepaid Items
Miscellaneous Subtotal			\$0.01			
TOTAL			\$58,249.05			



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SERVICE INVOICE

Invoice number:

98185296

Due date:

7/16/2026

Total due:

\$51.19

Bill To number:

3075531

Invoice date:

6/16/2026



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

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE

51.19

Villages Of Westport

6714 Sandle Dr

Jacksonville , FL ON 6/16/2026

SUBTOTAL:

\$51.19

TOTAL DUE:

\$51.19

Payment Receipt. Please Return with Payment Remittance

Amount due: \$51.19

Payment due: 7/16/2026

To pay by phone call 877-284-8688.

Customer name:

INFRAMARK

Bill To number:

3075531

Invoice number:

98185296



www.florida.bugoutservice.com

Mail this form with payment to:



BUG OUT

PO BOX 740608

CINCINNATI OH 45274-0608

0030755310000000000098185296000005119202607160001

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.

ENVIRONMENTAL, HEALTH & SAFETY SURCHARGE INFORMATION

Company incurs significant costs to create sustainable practices to ensure the safety, health, and well-being of its employees, as well as the public and environment as a whole. As such, Company reserves the right to add an Environmental, Health & Safety surcharge, in addition to Customer’s standard service fees, to Customer’s invoice(s) to offset these costs and promote consistent, sustainable safety-and-health-conscious practices. The surcharge may be adjusted per invoice, as determined necessary by Company.

INVOICE

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

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

Agenda Page 180



Villages of Westport CDD

Bill to

Villages of Westport
6702 Sandle Dr
Jacksonville, FL 32219

Ship to

Villages of Westport CDD
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

Invoice no.: 6325
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	20	\$8.35	\$167.00
3.	LIQUID BLEACH	PER GAL	15	\$4.98	\$74.70
4.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24
5.	TILE SOAP	PER GAL	0.5	\$76.45	\$38.23

Total **\$1,102.17**

Ways to pay

BANK

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

View and pay

Burns Unlimited Co.

Harold Burns

7083 Plymouth Grove Ct.
Jacksonville, FL 32220
USA

904-316-3075
Harold@burnsunlimitedco.c
om



Billed To
VOWP C/O Inframark
6702 Sandle Drive
Jacksonville, FL 32219
USA

Invoice

Checks payable to: Harold Burns

Invoice Number
081

Dates of Service
5/4/26 to 5/29/26

Weeks Worked	Hours Worked	RATE	Amount
May 4 th -May 29th	48.0	N/A	\$1,680.00
Repair labor: restroom tile & door repair, Women's room light sensor repair Basketball net install (April) Dog park sign repair	4.5	\$50.00 per hour	\$225.00
Expense Reimbursements: Nets \$16.00 Liquid Nail \$6.96 Cable Ties \$4.98 Combo Lock \$27.00 Pool Skimmer Net \$29.99 (Receipts attached with email)	N/A	N/A	\$84.93

Subtotal \$1,989.93

Terms

Net 15

Invoice Total
\$1,989.93



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
181785
CUSTOMER ID
C4255
PO#

DATE
6/18/2026
NET TERMS
Net 30
DUE DATE
7/18/2026

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services-Seasonal Pool Monitoring- May -June	1	Ea	6,521.74		6,521.74
Subtotal					6,521.74

Subtotal	\$6,521.74
Tax	\$0.00
Total Due	\$6,521.74

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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

! Thanks for paying by Automatic Payment

Your automatic payment on Jun 28, 2026, 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.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

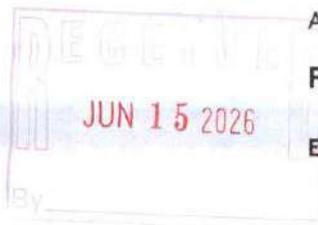
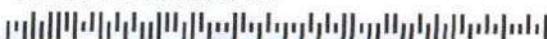
COMCAST
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98330310 DY RP 07 20260807 NNNNNNNN 0000408 0002VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number 8495 74 120 2518167

Automatic payment Jun 28, 2026

Please pay **\$131.90**

Electronic payment will be applied Jun 28, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120251816700131904

Account Number
8495 74 120 2518167

Billing Date
Jun 07, 2026

Services From
Jun 11, 2026 to Jul 10, 2026

Page
2 of 4

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



COMCAST
BUSINESS

 1-888-314-3812

Storm season is approaching. Keep your internet on when the power goes off.

With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. Continued internet can be critical to business operations during a power loss. With Wireless Connect you get:

- ✓ **Multi-network design:** Uses three networks, dual cellular networks and our WiFi network, to provide a redundant internet connection
- ✓ **Smart switching:** Intelligently detects and switches between dual SIMs and WiFi to deliver the optimal connection
- ✓ **Battery backup:** A built-in battery backup provides up to 8 hours of connectivity even when the power goes out
- ✓ **24/7 support:** Around-the-clock customer service, with an unyielding commitment to resolving issues quickly.

Call us at 1-888-314-3812 to learn more about
Comcast Business Wireless Connect.

Restrictions apply. Not available in all areas. Wireless Connect requires Comcast Business Internet and compatible leased router for additional monthly charges. Fully charged battery backup will provide up to 8 hours of power to the Wireless Connect device depending on level of service. WiFi feature must be enabled to connect wireless devices. Actual backup time varies depending on number of connected devices and is not guaranteed. © 2026 Comcast



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0230853498

Bill Date: 05/29/26

Cycle: 03

Amount Due
\$3,828.82

Do not pay. AutoPay will process
your payment on 06/22/26.

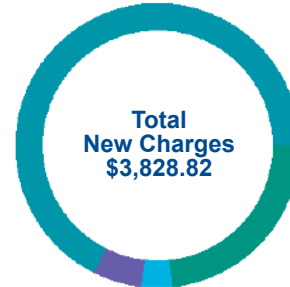
TOTAL SUMMARY OF CHARGES

Electric	\$	889.95
Water		66.13
Sewer		152.63
Irrigation		2,720.11
Total New Charges	\$	3,828.82

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,526.37
Payment(s) Received		-2,526.37
Balance Before New Charges		0.00
New Charges		3,828.82

**Do not pay. AutoPay will process your
payment on 06/22/26.** \$ **3,828.82**



Electric	\$889.95
Water	\$66.13
Sewer	\$152.63
Irrigation	\$2,720.11

MESSAGES



Energy-efficient water heating lowers your overhead by decreasing energy costs while increasing reliability. High-efficiency water heaters use 10 to 50 percent less energy than standard models.



JEA's 2025 Annual Water Quality report will soon be available at jea.com/WQ2025. 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: **05/29/26**

Do not pay. AutoPay will process your payment on 06/22/26.

TOTAL AMOUNT PAID

\$3,828.82

VILLAGES OF WESTPORT CDD

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.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]

Address:

City:
State: **Zip Code:** —

E-mail:



Account #: 0230853498

Bill Date: 05/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	30	47895	Regular	1	389 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		26.50
Tax Exempt Fuel Cost (\$0.05352 per kWh)		20.82
Taxable Fuel Cost (\$0.00511 per kWh)		1.99
City of Jacksonville Franchise Fee		2.23
Gross Receipts Tax		1.96

Total Current Electric Charges \$ 78.50**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	30	6434	Regular	1 1/2	274000 GAL

Basic Monthly Charge	\$	50.63
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		1,431.11
City of Jacksonville Franchise Fee		45.29

Total Current Irrigation Charges \$ 1,554.97**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	30	45010	Regular	1	621 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		42.31
Tax Exempt Fuel Cost (\$0.05352 per kWh)		33.24
Taxable Fuel Cost (\$0.00511 per kWh)		3.17
City of Jacksonville Franchise Fee		3.11
Gross Receipts Tax		2.74

Total Current Electric Charges \$ 109.57**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	30	1454	Regular	1	88 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		6.00
Tax Exempt Fuel Cost (\$0.05352 per kWh)		4.71
Taxable Fuel Cost (\$0.00511 per kWh)		0.45
City of Jacksonville Franchise Fee		1.08
Gross Receipts Tax		0.95

Total Current Electric Charges \$ 38.19**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	30	1582	Regular	1	51000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		235.83
City of Jacksonville Franchise Fee		8.74

Total Current Irrigation Charges \$ 299.99**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	30	57073	Regular	1	4759 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		324.23
Tax Exempt Fuel Cost (\$0.05352 per kWh)		254.70
Taxable Fuel Cost (\$0.00511 per kWh)		24.32
City of Jacksonville Franchise Fee		18.85
Gross Receipts Tax		16.59

Total Current Electric Charges \$ 663.69



Account #: 0230853498

Bill Date: 05/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	222	Regular	1	12000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 36.72

City of Jacksonville Franchise Fee 1.93

Total Current Water Charges \$ 66.13

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	222	Regular	1	12000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 62.04

City of Jacksonville Franchise Fee 4.45

Total Current Sewer Charges \$ 152.63

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	30	245	Regular	2	138000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 702.15

City of Jacksonville Franchise Fee 24.25

Total Current Irrigation Charges \$ 832.74

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	30	150	Regular	1	1000 GAL

Basic Monthly Charge \$ 27.48

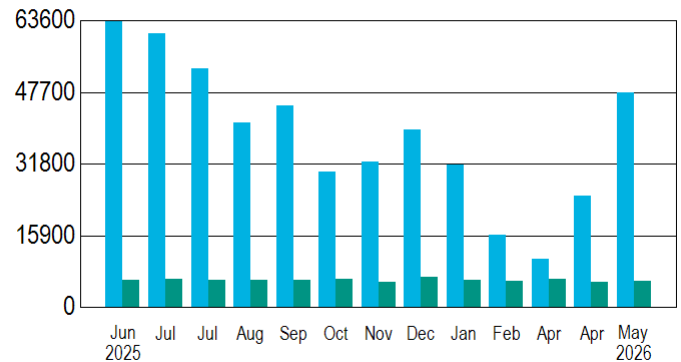
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 3.99

City of Jacksonville Franchise Fee 0.94

Total Current Irrigation Charges \$ 32.41

CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	5,911	5,526	5,857	195
Total Gallons Used	636,001	247,000	476,001	15,867

]

Attendance Confirmation

for

Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____ 0

	Name	In Attendance Please X
1	*Yashekia Scarlett	X
2	Alice Sanford	X
3	Carl Hawkins	X
4	Anina Guyton	X
5	Godfrey Story	X

Samantha Harvey
District Manager

1

6.03.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

06.03.2026

Date

0

]

Attendance Confirmation

for

Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: _____ 0

	Name	In Attendance Please X
1	*Yashekia Scarlett	X
2	Alice Sanford	X
3	Carl Hawkins	X
4	Anina Guyton	X
5	Godfrey Story	X

Samantha Harvey
District Manager

1

6.03.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

06.03.2026

Date

0

INVOICE

Aqua Assist Pool Lift Installers
330 SE 4th St
Deerfield Beach, FL 33441-4742

AquaAssistLifts@gmail.com
+1 (561) 602-4349
AquaAssistLifts.com

Agenda Page 196



Bill to

Samantha Harvey
Villages of Westport
6702 Sandle Drive
Jacksonville, FL.32219

Ship to

Villages of Westport CDD
6702 Sandle Drive
Jacksonville, FL.32219

Samantha.harvey@inframark.com
Mobile number: (904) 767-1401

Invoice details

Invoice no.: 1087
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/08/2026

#	Date	Product or service	SKU	Description	Qty	Rate	Amount
1.		SR Smith PAL -2		PAL-2 Portable ADA Pool Lift	1	\$10,595.00	\$10,595.00
2.		SR Smith Accessories		Secure It Kit	1	\$205.00	\$205.00
3.		INSTALLATION		Special Installation - Remove / Replace Existing Lift w/Anchor / Paver Deck	1	\$1,200.00	\$1,200.00

Subtotal \$12,000.00

Ways to pay

BANK

COD
CASH/ CHECK / Zelle
Please Zelle payments to:
AquaAssistLifts@gmail.com

Total \$12,695.00

Note to customer

Payment required to place a direct ship
CASH / CHECK / Zelle to: AquaAssistLifts@gmail.com
*3% credit card fee will be added for Credit card transactions**
(Notify if using credit card and we will adjust invoice accordingly)

View and pay

A-Team Fence LLC

3987 Inglewood Drive
 Middleburg, Florida 32068 US
 +1 9045538352
 ateamfence22@gmail.com

INVOICE

BILL TO

The Villages Of Westport
 313 Campus Street
 Celebration
 FL
 34747

INVOICE

1104

DATE

06/02/2026

TERMS

Due on receipt

DUE DATE

06/02/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Westport landing playground and dog park	Fence installation for playground/dogpark		2,067.25	2,067.25

BALANCE DUE

\$2,067.25

Villages of Westport CDD
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

Customer #: 26731784
Invoice #: 9790900
Invoice Date: 6/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For June	6,152.00
Service Delivery Fee		0.00
Total invoice amount		6,152.00
Tax amount		
Balance due		6,152.00

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9790900
Invoice Date: 6/1/2026

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
c/o Inframark
2005 Pam Am Cir Ste 300
Tampa FL 33607

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

Attendance Confirmation

for
Board of Supervisors

District Name: Villages of Westport

Board Meeting Date: 0

		In Attendance Please X
--	--	---------------------------

1	*Yashekia Scarlett	X
2	Alice Sanford	X
3	Carl Hawkins	X
4	Anina Guyton	X
5	Godfrey Story	X

Samantha Harvey
District Manager

ر

6.03.2026

Paid

Waived Payment

Yes

Yes

Yes

Yes

06.03.2026

Date

0

Burns Unlimited Co.

Harold Burns

7083 Plymouth Grove Ct.
Jacksonville, FL 32220
USA

904-316-3075
Harold@burnsunlimitedco.c
om



Billed To
VOWP C/O Inframark
6702 Sandle Drive
Jacksonville, FL 32219
USA

Invoice

Checks payable to: Harold Burns

Invoice Number
082

Dates of Service
6/1/26 to 6/26/26

Weeks Worked	Hours Worked	RATE	Amount
JUNE 1 st - 26 th	48.0	N/A	\$1,680.00
Repair labor: woman's restroom door closer adjustment 6/12 Women's restroom. door closer adjustment 6/19 Card reader reinstalled to men's restroom wall 6/22 Unclogged men's toilet.	3.0	\$50.00 per hour	\$150.00
Expense Reimbursements:	N/A	N/A	N/A
Subtotal			\$1,830.00

Terms
Net 15

Invoice Total
\$1,830.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

181036

CUSTOMER ID

C4255

PO#**DATE**

6/3/2026

NET TERMS

Net 30

DUE DATE

7/3/2026

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,375.00		4,375.00
Amenity Management Services	1	Ea	4,815.00		4,815.00
Field Operations	1	Ea	1,250.00		1,250.00
Subtotal					10,440.00

Subtotal	\$10,440.00
Tax	\$0.00
Total Due	\$10,440.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Inframark, LLC**

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1168356
Invoice Date	6/3/2026
Due Date	7/3/2026

To: Villages of Westport CDD
 2005 Pan Am Circle Dr
 Ste 300

Tampa, Florida 33607

Service Description	Total
Maintenance Services	\$650.00

Please Pay This Amount

Subtotal	\$650.00
Sales Tax	\$0.00
Total	\$650.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Jun 2026 03:18:42PM CST

DISTRICT : VILLAGES OF WESTPORT CDD

Go Green! Think before you print.

INVOICE NO. 1168356 - DETAIL

INVOICE DATE: 6/3/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	6/1/2026	4575846	VOWCDD District Area	General Porter Service; Monthly Janitorial Services-June 2026	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				BWO Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	
				Invoice Total	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Villages of Westport CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
182488
CUSTOMER ID
C4255
PO#

DATE
6/22/2026
NET TERMS
Net 30
DUE DATE
7/22/2026

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha Harvey- 5-4-26 LOWES : Cleaning Supplies: \$210.59	1	Ea	210.59		210.59
Subtotal					210.59

Subtotal	\$210.59
Tax	\$0.00
Total Due	\$210.59

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

Agenda Page 207

MAKE CHECKS AND MONEY ORDERS PAYABLE TO

Jacksonville Sheriff's Office, False Alarm Reduction Program

PERMIT NO: 98509	INVOICE NO: 442548	INVOICE DATE: 03-Jun-2026
NAME: VILLAGES OF WESTPORT CDD		
THIS INVOICE: \$0.00	TOTAL DUE: \$150.00	SHOW AMOUNT PAID HERE : \$

REMIT TO ADDRESS

VILLAGES OF WESTPORT CDD
313 CAMPUS ST
CELEBRATION, FL 34747

Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014

2 102 0000098509 0442548 0015000

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PERMIT NO: 98509	INVOICE DATE: 03-Jun-2026
INVOICE NO: 442548	DUE DATE: 02-Aug-2026
PERMIT EXPIRATION DATE: 03-Jul-2026	

Alarm Location: VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, 6702 SANDLE DR, JACKSONVILLE, FL, 32219

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT	O/s Amount
1	Permit renewal charges are \$0.00 if renewed before Due Date as provided in the invoice, otherwise a \$20.00 renewal fee will be charged.				\$0.00	\$0.00

PAST DUE BILLS

ITEM#	BILL NO	BILL DATE	DUE DATE	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
1	440216	19-May-2026	18-Jun-2026	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260517-00289132	5	17-May-2026	22:47:33	\$150.00

Total Amount Payable \$150.00

Please send only checks or money orders. To pay this bill online, please visit <http://www.famspermit.com/Jacksonville>. You can also login,

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



Pursuant to Chapter 168 of Jacksonville, FL Ordinance, the residents and businesses in Jacksonville, FL are required to renew their alarm registration annually. Failure to renew the registration within 30 days from the registration expiration date will result in a fee of \$20.00.

Jacksonville Sheriff's Office will not respond to burglar alarm calls for alarm locations without an active alarm registration.

Complete the following steps now to complete your Permit Renewal:

1. Visit www.famspermit.com/Jacksonville, click on "Renew Your Permit".
2. Please provide the permit number and the invoice number listed above.
3. Review your registration information and update the information as needed.
4. Click on "Submit Information".

These steps must be completed up to 30 days from the permit expiration date to avoid a renewal fee of \$20.00.

*Credit card payments are now accepted online at www.famspermit.com/Jacksonville and by telephone at (877) 883-0677.



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

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MAKE CHECKS AND MONEY ORDERS PAYABLE TO

Jacksonville Sheriff's Office, False Alarm Reduction Program

PERMIT NO: 98509	INVOICE NO: 443247	INVOICE DATE: 08-Jun-2026
NAME: VILLAGES OF WESTPORT CDD		
THIS INVOICE: \$500.00	TOTAL DUE: \$500.00	SHOW AMOUNT PAID HERE : \$

REMIT TO ADDRESS

VILLAGES OF WESTPORT CDD
313 CAMPUS ST
CELEBRATION, FL 34747

Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014

9 102 0000098509 0443247 0050000

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT



Jacksonville Sheriff's Office
False Alarm Reduction Program
P.O.BOX 141925
Irving, TX 75014
Customer Service: (877) 883-0677

PERMIT NO: 98509	INVOICE DATE: 08-Jun-2026
INVOICE NO: 443247	DUE DATE: 08-Jul-2026
PERMIT EXPIRATION DATE: 03-Jul-2026	

Alarm Location: VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT, 6702 SANDLE DR, JACKSONVILLE, FL, 32219

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT	O/s Amount
1	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260606-00333183	6	06-Jun-2026	19:13:26	\$250.00	\$250.00
2	False Burglary/Robbery/Panic Alarm Fee - Incident # JSO/260606-00333202	7	06-Jun-2026	19:23:10	\$250.00	\$250.00
Total Amount Payable						\$500.00

Please send only checks or money orders. To pay this bill online, please visit <http://www.famspermit.com/Jacksonville>. You can also login,

- To update your contact information
- Review / change your permit information
- View the most current alarm ordinance
- Alternatively scan QR code to pay



History of Incidents

ITEM DESCRIPTION	DATE	TIME
False Burglary/Robbery/Panic Fee - JSO/260517-00289132	17-May-2026	22:47:33
False Burglary/Robbery/Panic Fee - JSO/260501-00254284	01-May-2026	19:05:54
False Burglary/Robbery/Panic Fee - JSO/260404-00194857	04-Apr-2026	19:33:46
False Burglary/Robbery/Panic Fee - JSO/260323-00168949	23-Mar-2026	19:24:37
False Burglary/Robbery/Panic Fee - JSO/260219-00100885	19-Feb-2026	18:17:06

Please pay the charges within 30 days of the invoice date to be compliant with the City of Jacksonville Ordinance Chapter 168.

Jacksonville Sheriff's Office will no longer respond to burglar alarm calls at your location within the current permit year. All fines must be paid before the Jacksonville Sheriff's Office will renew a permit and respond to burglar alarms for the next permit year.

Every 24 months, you can complete an alarm awareness class available at www.famspermit.com/Jacksonville to receive a waiver of up to \$100.00 in lieu of false alarm fines. This class must be completed within 30 days from the invoice date to receive a waiver. If you wish to appeal a false alarm fine, please contact the Jacksonville Sheriff's Office False Alarm Reduction Program at (877) 883-0677 within 10 days of the invoice date. ***Credit card payments are now accepted online at www.famspermit.com/Jacksonville and by telephone at (877) 883-0677.**



225 N. Pearl St.
Jacksonville, FL
32202-4513



VILLAGES OF WESTPORT CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 0230853498
Bill Date: 05/29/26
Cycle: 03

Amount Due
\$3,828.82

Do not pay. AutoPay will process
your payment on 06/22/26.

TOTAL SUMMARY OF CHARGES

Electric	\$	889.95
Water		66.13
Sewer		152.63
Irrigation		2,720.11
Total New Charges	\$	3,828.82

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,526.37
Payment(s) Received		-2,526.37
Balance Before New Charges		0.00
New Charges		3,828.82

**Do not pay. AutoPay will process your
payment on 06/22/26.** \$ **3,828.82**

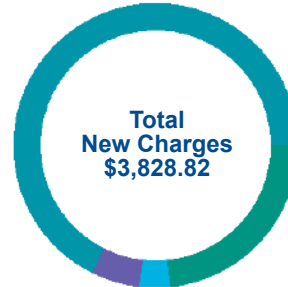
MESSAGES



Energy-efficient water heating lowers your overhead by decreasing energy costs while increasing reliability. High-efficiency water heaters use 10 to 50 percent less energy than standard models.



JEA's 2025 Annual Water Quality report will soon be available at jea.com/WQ2025. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.



Electric
\$889.95
Water
\$66.13
Sewer
\$152.63
Irrigation
\$2,720.11

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: **05/29/26**

Do not pay. AutoPay will process your payment on 06/22/26.

TOTAL AMOUNT PAID

\$3,828.82

VILLAGES OF WESTPORT CDD

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.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]

Address:

City:
State: **Zip Code:** —

E-mail:



Account #: 0230853498

Bill Date: 05/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	30	47895	Regular	1	389 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		26.50
Tax Exempt Fuel Cost (\$0.05352 per kWh)		20.82
Taxable Fuel Cost (\$0.00511 per kWh)		1.99
City of Jacksonville Franchise Fee		2.23
Gross Receipts Tax		1.96

Total Current Electric Charges \$ 78.50**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	30	6434	Regular	1 1/2	274000 GAL

Basic Monthly Charge	\$	50.63
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		1,431.11
City of Jacksonville Franchise Fee		45.29

Total Current Irrigation Charges \$ 1,554.97**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	30	45010	Regular	1	621 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		42.31
Tax Exempt Fuel Cost (\$0.05352 per kWh)		33.24
Taxable Fuel Cost (\$0.00511 per kWh)		3.17
City of Jacksonville Franchise Fee		3.11
Gross Receipts Tax		2.74

Total Current Electric Charges \$ 109.57**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	30	1454	Regular	1	88 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		6.00
Tax Exempt Fuel Cost (\$0.05352 per kWh)		4.71
Taxable Fuel Cost (\$0.00511 per kWh)		0.45
City of Jacksonville Franchise Fee		1.08
Gross Receipts Tax		0.95

Total Current Electric Charges \$ 38.19**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	30	1582	Regular	1	51000 GAL

Basic Monthly Charge	\$	27.48
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		235.83
City of Jacksonville Franchise Fee		8.74

Total Current Irrigation Charges \$ 299.99**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 04/29/26 - 05/29/26

Reading Date: 05/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	30	57073	Regular	1	4759 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		324.23
Tax Exempt Fuel Cost (\$0.05352 per kWh)		254.70
Taxable Fuel Cost (\$0.00511 per kWh)		24.32
City of Jacksonville Franchise Fee		18.85
Gross Receipts Tax		16.59

Total Current Electric Charges \$ 663.69



Account #: 0230853498

Bill Date: 05/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	222	Regular	1	12000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 36.72

City of Jacksonville Franchise Fee 1.93

Total Current Water Charges \$ 66.13

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	30	222	Regular	1	12000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 62.04

City of Jacksonville Franchise Fee 4.45

Total Current Sewer Charges \$ 152.63

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	30	245	Regular	2	138000 GAL

Basic Monthly Charge \$ 78.40

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 702.15

City of Jacksonville Franchise Fee 24.25

Total Current Irrigation Charges \$ 832.74

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 04/28/26 - 05/28/26

Reading Date: 05/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	30	150	Regular	1	1000 GAL

Basic Monthly Charge \$ 27.48

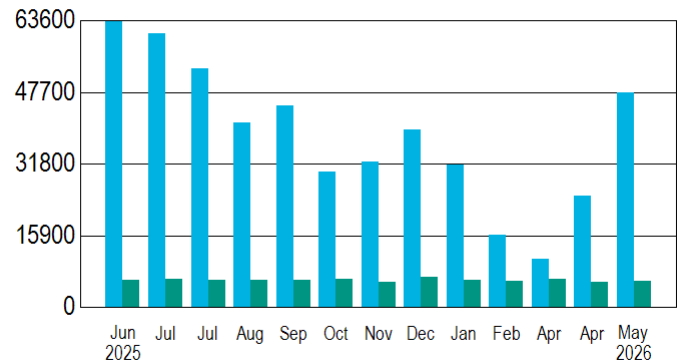
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 3.99

City of Jacksonville Franchise Fee 0.94

Total Current Irrigation Charges \$ 32.41

CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	5,911	5,526	5,857	195
Total Gallons Used	636,001	247,000	476,001	15,867


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 # 15258
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,069.50	) - (\$0.00	= \$1,069.50

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	05/04/2026	Confer with District Staff re: budgets and bond obligations	0.20	\$295.00	-	\$59.00
Service	LM	05/06/2026	Review and redline draft minutes from April Board meeting	0.20	\$295.00	-	\$59.00
Service	LM	05/07/2026	Confer with District Staff re: budget and ERU calculations, public records requests	0.20	\$295.00	-	\$59.00
Service	CD	05/07/2026	Review 2025 Budget, mailed and published notice and email same to District Staff. Download signed resolutions and documents from April 20, 2026 meeting, including proposals for fence, signed election resolution and budget approval resolutions.	0.80	\$170.00	-	\$136.00

Service	LM	05/07/2026	Review and revise mailed assessment notices and public hearings notice; Confer with S. Harvey re: pending public records requests	0.60	\$295.00	-	\$177.00
Service	LM	05/18/2026	Confer with S. Harvey re: pool attendance and behavior, special meeting, security shade session; Prepare notice of security session; Confer with K. Baker re: notice and language for agenda	0.70	\$295.00	-	\$206.50
Service	JK	05/18/2026	Confer with staff on proposed shade session and options for the same	0.20	\$365.00	100.0%	\$0.00
Service	CD	05/21/2026	Analyze email from District Staff and research Duval County Supervisors of Elections Page; Prepare Corrected Notice of Qualifying Period. Email Draft to District Staff for review. Email to District Manager; Review and Respond to email from District Manager; Analyze initial published Notice of Qualifying Period.	0.90	\$170.00	-	\$153.00
Service	LM	05/21/2026	Review revised notice for general election period due to County address change	0.10	\$295.00	-	\$29.50
Service	SD	05/27/2026	Draft Villages of Westport CDD Auditor Letter Response for FY25 Audit.	0.60	\$170.00	-	\$102.00
Service	LM	05/27/2026	Confer with K. Baker and review agenda	0.10	\$295.00	-	\$29.50
Service	LM	05/28/2026	Confer with District Staff re: security session and concerns at pool	0.20	\$295.00	-	\$59.00
Line Item Discount Subtotal							-\$73.00
Total							\$1,069.50

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

Please pay within 30 days.

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI273611

Invoice Date: 6/2/2026

Bill

To: Villages of Westport CDD
C/O Inframark Community Management
2005 Pan Am Circle
Tampa, FL 33607

Ship

To: Villages of Westport CDD
C/O Inframark Community
2005 Pan Am Circle
Tampa, FL 33607

Ship Via

Ship Date 6/2/2026

Due Date 7/2/2026

Terms Net 30

Customer ID 8794

P.O. Number

P.O. Date 6/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,526.25	1,526.25
June Billing					
6/1/2026 - 6/30/2026					
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 1,526.25

Subtotal: 1,526.25
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,526.25



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

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Invoice Number: 77867820
Invoice Date: 05/11/2026
Branch: 72
Account Number: 6433445
Due Date: 06/10/2026

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 05/11/2026. PLEASE DISREGARD IF PAID.					1,418.24
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 05/21/2026 To: 06/20/2026 MONITORING			477.00	0.00	477.00
Service From: 05/21/2026 To: 06/20/2026 RECURRING SERVICES			226.84	0.00	226.84

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$703.84	\$0.00	\$703.84	\$1,418.24	\$2,122.08

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$1,418.24	\$0.00	\$703.84	\$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: 77867820
Invoice Date: 05/11/2026
Account Number: 6433445
Due Date: 06/10/2026
Amount Due: \$2,122.08

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.

00000000720000000643344510077867820000000002122088

How to Reach Customer Care

Agenda Page 218

- 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.



Sold To: 26731784
 Villages of Westport CDD
 c/o Inframark
 2005 Pam Am Cir Ste 300
 Tampa FL 33607

Customer #: 26731784
Invoice #: 9818843
Invoice Date: 6/12/2026
Sales Order: 8926763
Cust PO #:

Project Name: Villages of Westport: Electrical Troubleshooting of downed zones
Project Description: Villages of Westport: Electrical Troubleshooting of downed zones

Job Number	Description	Qty	UM	Unit Price	Amount
346100627	Villages of Westport CDD				
	12271 Cadley Cir	1.000	EA	1155.38	1,155.38
	Pool controller	1.000	EA	1044.66	1,044.66
Service Delivery Fee					0.00
Total Invoice Amount					2,200.04
Taxable Amount					
Tax Amount					
Balance Due					2,200.04

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 26731784
 Invoice #: 9818843
 Invoice Date: 6/12/2026

Amount Due: \$ 2,200.04

Thank you for allowing us to serve you

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

Villages of Westport CDD
 c/o Inframark
 2005 Pam Am Cir Ste 300
 Tampa FL 33607

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



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 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607

Project Name	Villages of Westport: Electrical Troubleshooting of downed zones
Project Description	Villages of Westport: Electrical Troubleshooting of downed zones

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12271 Cadley Cir				Subtotal \$1,155.38
2.00	EACH	Hunter ICD decoder	\$278.54	\$557.09
2.00	EACH	24V solenoid	\$113.95	\$227.90
8.00	EACH	Splice kit	\$3.80	\$30.39
4.00	HOUR	Labor	\$85.00	\$340.00
Pool controller				Subtotal \$1,044.66
3.00	EACH	24V solenoid	\$113.95	\$341.85
6.00	EACH	Splice kit	\$3.80	\$22.79
8.00	HOUR	Labor	\$85.00	\$680.02

For internal use only

SO#	8926763
JOB#	346100627
Service Line	150

Total Price	\$2,200.04
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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

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

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

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

16. Tree & Stump Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) 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		June 12, 2026	
Printed Name	Date		
BrightView Landscape Services, Inc. "Contractor"			
		Irrigation Manager	
Signature	Title		
Juanita Lamar Dupree		June 12, 2026	
Printed Name	Date		
Job #:	346100627		
SO #:	8926763	Proposed Price:	\$2,200.04

**ADDITIONAL SERVICES ORDER
FOR LANDSCAPE MAINTENANCE SERVICES
(Irrigation Troubleshooting)**

THIS ADDITIONAL SERVICES ORDER (the “ASO”), dated June 8th, 2026, 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 Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (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 at the locations described in **Exhibit A** attached hereto (“Additional Work”) for the additional compensation identified herein, which shall be paid in accordance with the payment terms of the Agreement and as described as follows:

SO#	Project Name	Additional Cost
8926763	Electrical Troubleshooting of Downed Zones	\$ 2,200.04

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 written 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 terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control, unless expressly and specifically modified by this ASO in writing.

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:

Yashkia Scarlett

310804A81C084EA

Chair/Vice Chair, Board of Supervisors

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Signed by:

Rodney Hicks

4AB076DC020040A

Print Name: Rodney Hicks

Title: Senior Branch Manager

Exhibit A: Proposal for Extra Work

Exhibit A



May 23, 2026
Page 1 of 2

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 St Augustine, FL 32092	To	Villages of Westport CDD
		Billing Address	c/o Inframark 2005 Pam Am Cir Ste 300 Tampa, FL 33607

Project Name Villages of Westport Electrical Troubleshooting of downed zones

Project Description Villages of Westport Electrical Troubleshooting of downed zones

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12271 Cadley Cir				Subtotal \$1,155.38
2.00	EACH	Hunter ICD decoder	\$278.54	\$557.09
2.00	EACH	24V solenoid	\$113.95	\$227.90
8.00	EACH	Splice kit	\$3.80	\$30.39
4.00	HOURL	Labor	\$85.00	\$340.00
Pool controller				Subtotal \$1,044.66
3.00	EACH	24V solenoid	\$113.95	\$341.85
8.00	EACH	Splice kit	\$3.80	\$22.79
8.00	HOURL	Labor	\$85.00	\$680.02

For internal use only

SO# 8926763
JOB# 346100627
Service Line 150

Approved

Total Price \$2,200.04

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Dune Creek Court Jacksonville, FL 32226 ph (904) 764-0716 fax (904) 765-1014



***Villages of Westport
Community Development District***

FISCAL YEAR 2027

Proposed Budget

July 7, 2026

CLEAR PARTNERSHIPS



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Villages of Westport
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$4,000.00	\$2,766.00	\$1,234.00	\$4,000.00	0%	\$4,000.00
Special Assmnts- Tax Collector	\$490,692.00	\$437,628.00	\$53,064.00	\$490,692.00	0%	\$562,595.83
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$22,503.83
Transfer In	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$0.00
TOTAL REVENUES	\$501,692.00	\$440,394.00	\$61,298.00	\$501,692.00	0%	\$544,092.00
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$4,800.00	\$3,200.00	\$1,600.00	\$4,800.00	0%	\$5,000.00
Engineering	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Arbitrage	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Assessment Roll	\$5,300.00	\$5,300.00	\$0.00	\$5,300.00	0%	\$0.00
Dissemination	\$3,180.00	\$1,268.00	\$1,912.00	\$3,180.00	0%	\$1,000.00
Amortization Schedule	\$530.00	\$100.00	\$430.00	\$530.00	0%	\$530.00
Attorney	\$25,000.00	\$27,165.00	\$0.00	\$27,165.00	9%	\$25,000.00
Annual Audit	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Trustess Fees	\$3,720.00	\$4,068.00	\$0.00	\$4,068.00	9%	\$4,500.00
Management Fees	\$43,362.00	\$35,200.00	\$17,890.91	\$53,090.91	22%	\$52,500.00
Information Technology	\$1,908.00	\$761.00	\$1,147.00	\$1,908.00	0%	\$2,000.00
Website	\$1,272.00	\$592.00	\$680.00	\$1,272.00	0%	\$1,080.00
Telephone	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	0%	\$0.00
Postage	\$650.00	\$142.00	\$508.00	\$650.00	0%	\$1,000.00
Printing and Binding	\$150.00	\$61.00	\$89.00	\$150.00	0%	\$150.00
Insurance- Liability	\$9,900.00	\$9,005.00	\$895.00	\$9,900.00	0%	\$9,905.00
Legal Advertising	\$1,500.00	\$372.00	\$1,128.00	\$1,500.00	0%	\$1,000.00
Other Current Charges	\$1,000.00	\$75.00	\$925.00	\$1,000.00	0%	\$1,000.00
Office Supplies	\$100.00	\$2.00	\$98.00	\$100.00	0%	\$100.00
Dues, Licenses, and Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$115,797.00	\$87,486.00	\$40,552.91	\$128,038.91	11%	\$116,940.00
<i>Field Operations- Common Area</i>						
Field Services	\$24,000.00	\$13,973.00	\$10,027.00	\$24,000.00	0%	\$24,000.00
Landscape Maintenance	\$75,000.00	\$49,216.00	\$25,784.00	\$75,000.00	0%	\$75,000.00
Landscape Contingency	\$6,500.00	\$5,445.00	\$1,055.00	\$6,500.00	0%	\$6,500.00
Irrigation Repairs	\$9,000.00	\$6,475.00	\$2,525.00	\$9,000.00	0%	\$9,000.00
Lake Maintenance	\$17,000.00	\$12,210.00	\$4,790.00	\$17,000.00	0%	\$17,510.00
Repairs and Maintenance	\$15,000.00	\$3,155.00	\$11,845.00	\$15,000.00	0%	\$15,000.00
Contingency	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Total Field Operations- Common Area	\$154,500.00	\$90,474.00	\$64,026.00	\$154,500.00	0%	\$155,010.00

Village of Westport
Community Development District

Agenda Page 229

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
Amenity Center						
Facility/ Pool Attendants	\$40,000.00	\$5,488.00	\$34,512.00	\$40,000.00	0%	\$40,000.00
Janitorial	\$8,000.00	\$3,983.00	\$4,017.00	\$8,000.00	0%	\$8,000.00
Pool Maintenance	\$9,600.00	\$7,720.00	\$1,880.00	\$9,600.00	0%	\$10,020.00
Pool Chemicals	\$8,400.00	\$6,674.00	\$1,726.00	\$8,400.00	0%	\$9,000.00
Pool Permits	\$400.00	\$0.00	\$400.00	\$400.00	0%	\$400.00
Utilities - Water/ Electric	\$45,000.00	\$21,433.00	\$23,567.00	\$45,000.00	0%	\$46,350.00
Trash	\$200.00	\$179.00	\$21.00	\$200.00	0%	\$200.00
Pest Control	\$600.00	\$410.00	\$190.00	\$600.00	0%	\$651.00
Irrigation Repair	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Insurance - Property	\$8,674.00	\$8,191.00	\$483.00	\$8,674.00	0%	\$7,781.00
Telephone	\$1,500.00	\$1,187.00	\$313.00	\$1,500.00	0%	\$1,600.00
Access Control	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	0%	\$1,700.00
Community Events	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
Safety Camera Systems	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$14,800.00
Security Camera System/ Monitoring	\$10,000.00	\$6,042.00	\$3,958.00	\$10,000.00	0%	\$10,000.00
Facilities Maintenance - Contracted	\$12,360.00	\$5,990.00	\$6,370.00	\$12,360.00	0%	\$12,360.00
Holiday Décor	\$2,500.00	\$1,000.00	\$1,500.00	\$2,500.00	0%	\$5,000.00
Repairs and Maintenance - Amenity	\$15,000.00	\$2,710.00	\$12,290.00	\$15,000.00	0%	\$15,000.00
Amenity Management Services	\$0.00	\$15,305.00	\$0.00	\$15,305.00	0%	\$57,780.00
Total Amenity Center	\$191,934.00	\$86,312.00	\$120,927.00	\$207,239.00	8%	\$247,142.00
Other						
Capital Reserve	\$39,461.00	\$0.00	\$39,461.00	\$39,461.00	0%	\$25,000.00
Total Other	\$39,461.00	\$0.00	\$39,461.00	\$39,461.00	0%	\$25,000.00
TOTAL EXPENDITURES	\$501,692.00	\$264,272.00	\$264,966.91	\$529,238.91	5%	\$544,092.00
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$176,122.00	-\$203,668.91	-\$27,546.91	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Transfer In	\$0.00	\$190,216.00	\$0.00	\$190,216.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$190,216.00	\$0.00	\$190,216.00		\$0.00
Net change in fund balance	\$0.00	\$366,338.00	-\$203,668.91	\$162,669.09	0%	\$0.00
FUND BALANCE, BEGINNING	\$76,785.00	\$76,785.00	\$0.00	\$76,785.00	0%	\$239,454.09
FUND BALANCE, ENDING	\$76,785.00	\$443,123.00	-\$203,668.91	\$239,454.09	212%	\$239,454.09

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025 \$76,785.00

Less: Forecasted Surplus/(Deficit) as of 9/30/2026 \$76,785.00

Estimated Funds Available - 9/30/2026 \$153,570.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1) \$153,570.00

Less: First Quarter Operating Reserve -\$136,023.00

Less: Designated Reserves for Capital Projects \$25,000.00

Less: Forecasted Surplus/(Deficit) as of 9/30/2027 \$0.00

Estimated Remaining Undesignated Cash as of 9/30/2027 \$42,547.00

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Arbitrage

The District is required to annually calculate the arbitrage rebate liability on its bond.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Amortization Schedule

Annual report for bond compliance

District Counsel/Attorney

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Information Technology/Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Telephone

District telephone expenses

Postage/Printing & Binding

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Other Current Charges

All other administrative costs not otherwise specified above.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Field Operations – Common Area

Field Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Landscape Maintenance

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Landscaping - Contingency

Cost of repairs and regular maintenance to landscaping equipment or other miscellaneous expenses.

Mowing – Lake Bank/Row

Cost of mowing for the lake and row areas

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Lake Maintenance

Purchase of lake supplies and maintenance. Unscheduled maintenance consists of major repairs and replacement of system components.

Repairs & Maintenance

All other repairs and maintenance costs not otherwise specified above.

Contingency

Expenses related to the care and maintenance of the lakes and landscape for the control of nuisance plant and algae species.

Amenity Center

Facility/Pool Attendants

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

Pool Chemicals

Cost of chemical pool treatments and similar such maintenance.

Pool Permits

Cost of permits required for CDD pool and spa operation as required by law.

Utility Water/ Electric

Electricity and Water for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Trash – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Irrigation Repair

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Telephone

District telephone expenses

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures

Amenity Internet

Internet service for clubhouse and other amenity locations.

Community Events

Expenses related to various events within the community.

Security Camera System/Monitoring Services

Cost of CDD security personnel and equipment.

Facilities Maintenance - Contract

Fees associated with the maintenance and repairs of the amenity center.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Repairs & Maintenance - Amenity

Cost of repairs and maintenance to amenity building and furniture.

Amenity Management Services

Amenity services contract

Contingency/Reserves

Capital Reserve

Funds set aside for reserve fund, as determined by the district's board.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Capital Reserve Funds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Misc Income	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$25,000.00
TOTAL REVENUES	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$25,000.00
EXPENDITURES						
<i>Administrative</i>						
Capital Outlay	\$0.00	\$13,144.00	\$0.00	\$13,144.00	0%	\$0.00
Misc Expense	\$0.00	\$562.00	\$0.00	\$562.00	0%	\$0.00
Total Administrative	\$0.00	\$13,706.00	\$0.00	\$13,706.00	0%	\$0.00
TOTAL EXPENDITURES	\$0.00	\$13,706.00	\$0.00	\$13,706.00		\$0.00
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	-\$3,706.00	\$0.00	-\$3,706.00	0%	\$25,000.00
Net change in fund balance	\$0.00	-\$3,706.00	\$0.00	-\$3,706.00	0%	\$25,000.00
FUND BALANCE, BEGINNING	\$17,445.00	\$17,445.00	\$0.00	\$17,445.00	0%	\$13,739.00
FUND BALANCE, ENDING	\$17,445.00	\$13,739.00	\$0.00	\$13,739.00	-21%	\$38,739.00

Villages of Westport
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2005 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 5/31/2026	PROJECTED June- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$15,000.00	\$19,302.00	\$0.00	\$19,302.00	29%	\$0.00
Special Assmnts- Tax Collector	\$773,233.00	\$813,912.00	\$0.00	\$813,912.00	5%	\$835,592.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$33,423.68
TOTAL REVENUES	\$788,233.00	\$833,214.00	\$0.00	\$833,214.00	6%	\$802,168.32
EXPENDITURES						
<i>Administrative</i>						
MISC Assessment - Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$29,245.72
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$29,245.72
<i>Debt Service</i>						
Principal Debt Retirement	\$440,000.00	\$440,000.00	\$0.00	\$440,000.00	0%	\$465,000.00
Principal Debt Retirement - Special Call	\$0.00	\$20,000.00	\$0.00	\$20,000.00	0%	\$0.00
Interest Expense	\$327,750.00	\$327,180.00	\$570.00	\$327,750.00	0%	\$301,530.00
Total Debt Service	\$767,750.00	\$787,180.00	\$570.00	\$787,750.00	3%	\$766,530.00
TOTAL EXPENDITURES	\$767,750.00	\$787,180.00	\$570.00	\$787,750.00		\$795,775.72
Excess (deficiency) of revenues Over (under) expenditures	\$20,483.00	\$46,034.00	-\$570.00	\$45,464.00	122%	\$6,392.60
OTHER FINANCING SOURCES (USES)						
Transfer In/(Out)	-\$7,000.00	-\$110,094.00	\$0.00	-\$110,094.00	1473%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$7,000.00	-\$110,094.00	\$0.00	-\$110,094.00		\$0.00
Net change in fund balance		-\$64,060.00	-\$570.00	-\$64,630.00	0%	\$6,392.60
FUND BALANCE, BEGINNING	\$644,648.00	\$644,648.00	\$0.00	\$644,648.00	0%	\$580,018.00
FUND BALANCE, ENDING	\$658,131.00	\$580,588.00	-\$570.00	\$580,018.00	-12%	\$586,410.60
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
		11/1/2025	11/1/2026			11/1/2027
Series 2005 Bonds		\$12,815,000.00	\$11,835,000.00			\$10,800,000.00

Series 2005A Amortization Schedule

Debt Service Date	Principal	Interest	Annual Debt Service	Outstanding Balance
11/01/2026	\$0.00	\$150,765.00	\$150,765.00	\$5,290,000.00
05/01/2027	\$465,000.00	\$150,765.00	\$615,765.00	\$4,825,000.00
11/01/2027	\$0.00	\$137,512.50	\$137,512.50	\$4,825,000.00
05/01/2028	\$490,000.00	\$137,512.50	\$627,512.50	\$4,335,000.00
11/01/2028	\$0.00	\$123,547.50	\$123,547.50	\$4,335,000.00
05/01/2029	\$520,000.00	\$123,547.50	\$643,547.50	\$3,815,000.00
11/01/2029	\$0.00	\$108,727.50	\$108,727.50	\$3,815,000.00
05/01/2030	\$550,000.00	\$108,727.50	\$658,727.50	\$3,265,000.00
11/01/2030	\$0.00	\$93,052.50	\$93,052.50	\$3,265,000.00
05/01/2031	\$580,000.00	\$93,052.50	\$673,052.50	\$2,685,000.00
11/01/2031	\$0.00	\$76,522.50	\$76,522.50	\$2,685,000.00
05/01/2032	\$615,000.00	\$76,522.50	\$691,522.50	\$2,070,000.00
11/01/2032	\$0.00	\$58,995.00	\$58,995.00	\$2,070,000.00
05/01/2033	\$650,000.00	\$58,995.00	\$708,995.00	\$1,420,000.00
11/01/2033	\$0.00	\$40,470.00	\$40,470.00	\$1,420,000.00
05/01/2034	\$690,000.00	\$40,470.00	\$730,470.00	\$730,000.00
11/01/2034	\$0.00	\$20,805.00	\$20,805.00	\$730,000.00
05/01/2035	\$730,000.00	\$20,805.00	\$750,805.00	\$0.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Villages of Westport
Community Development District

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2027

ASSESSMENT ALLOCATION

Product	Units	O&M Assessment (1)				Debt Service Series 2005				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
50'	1	\$752.13	\$709.00	\$43.13	6.08%	\$0.00	\$0.00	\$0.00	n/a	\$752.13	\$709.00	\$43.13
60'	45	\$752.13	\$709.00	\$43.13	6.08%	\$577.00	\$577.00	\$0.00	0%	\$1,329.13	\$1,286.00	\$43.13
70'	1	\$752.13	\$709.00	\$43.13	6.08%	\$673.00	\$673.00	\$0.00	0%	\$1,425.13	\$1,382.00	\$43.13
80'	701	\$752.13	\$709.00	\$43.13	6.08%	\$1,154.00	\$1,154.00	\$0.00	0%	\$1,906.13	\$1,863.00	\$43.13
	748											

RESOLUTION 2026-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Villages of Westport Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), 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; 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, 2027.”
- 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ 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:

GENERAL FUND	\$ _____
DEBT SERVICE FUND-SERIES 2005A	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 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 \$15,000 or 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 20th DAY OF JULY 2026.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

RESOLUTION 2026-12

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 2027; 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), 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 2027; 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. The Board hereby authorizes the District Manager to execute any and all documents required by the County to certify assessments and the Assessment Roll.

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 20th DAY OF JULY 2026.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

RESOLUTION 2026-13

**A RESOLUTION OF THE VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026/2027**

WHEREAS, the Villages of Westport Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Duval County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY, 2026.

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT
DISTRICT**

FISCAL YEAR 2026/2027

All meetings will be held at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218 on the third Monday of each month as follows or otherwise noted:

October 19, 2026

January 11, 2027

March 15, 2027 – **Budget Workshop**

April 19, 2027 – **Budget Approval**

July 19, 2027 – **Budget Adoption**

Villages of Westport CDD



FULL-SERVICE LANDSCAPE MAINTENANCE PROPOSAL

LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING



WHY CHOOSE THE GREENERY?



July 2, 2026

We at The Greenery, Inc. are truly excited about the opportunity to partner with you in maintaining the landscape and irrigation systems at Villages of Westport CDD. We believe that a well-cared-for environment not only enhances property value but also enriches the daily experiences of residents and guests alike.

As an employee-owned company, every member of our team, from field staff to leadership, has a vested interest in the success of your community. This ownership culture drives us to deliver exceptional service and take pride in every detail.

Since 1973, we've been committed to providing professional landscape services that blend beauty with functionality. With our roots in Hilton Head Island, we've grown to serve communities across Florida, Georgia, and South Carolina, bringing decades of experience to every project.

In this proposal, you'll find:

- A comprehensive communication plan tailored to your needs
- Introductions to your dedicated team members
- Best practices and personalized recommendations
- The advantages of partnering with The Greenery

We welcome the chance to discuss any questions you may have and explore how we can contribute to the vibrant future of Villages of Westport CDD.

We want to grow with you!



Lisa Paxton

Lisa Paxton
Business Developer
(904) 624-4400
LisaPaxton@thegreeneryinc.com

Villages of Westport CDD Deserves a True Landscaping Partner!

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Why The Greenery, Inc. is the RIGHT CHOICE:

WE ARE PRO-ACTIVE

The Greenery prides itself on being a **PRO-ACTIVE PARTNER** to you and your community. We will look out for you!

WE COMMUNICATE

We execute on a customized **COMMUNICATION** plan that best suits the community!

WE NEVER MISS THE DETAILS

Our team ensures they spend the time it takes to handle those important **DETAILS** that make a community shine!



HOW WE CAN HELP VILLAGES OF WESTPORT CDD



BECOME YOUR PRO-ACTIVE LANDSCAPING PARTNER

We understand the frustration of dealing with a reactive landscaper – leaving you to feel as if they are always “playing catch up” at your community. The Greenery prides itself on being a **PRO-ACTIVE PARTNER** to you and your community. We will look out for you! If we find areas of improvement or concern, we will come to you with our recommendation or plan. We believe it is our job to care for your landscaping, as if it's our own!

COMMUNICATION IS KEY

The Greenery will partner with you to determine the best communication practices to keep you and your community happy. The flow of communication should be easy and should include a checks-and-balances system, so you know your request has been handled. We will provide you with a communication plan that best suits your community!



NEVER MISS THE DETAILS

The top headache we hear from prospective clients is that the current landscaper simply does not have an eye for detail. This often means things are getting missed or overlooked during services. Our team ensures they spend the time it takes to touch on those details such as weeds, proper pruning and debris clean up – to make your property sparkle!



EXPERIENCE

About The Greenery | Company Profile
Capabilities Statement | Certificate of Insurance



FULL-SERVICE LANDSCAPE PROPOSAL



LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING

COMPANY PROFILE

CAPABILITIES STATEMENT

The Greenery Inc. is a regional company, operating exclusively in the Florida, Georgia and South Carolina markets. With over 750 employees, we are staffed to handle any size landscape contract, to react to an emergency event such as a hurricane, and to provide technical and horticultural support to any situation that may arise with your landscaping.

We fully understand the importance of image for your property, particularly the areas of the amenities, entrances and roadways. Our services are a reflection of you, and we are fully committed to your needs and expectations. We understand the nature and scope of work and we will exceed your expectations. As your valued service partner, we will strive to continually improve the aesthetics of your community.

The Greenery is committed to providing employees with a safe and healthy workplace. We believe that our employees are our greatest asset - therefore safety is our highest priority. We promote safety in the workplace because it is the right thing to do. We want to ensure that our workers remain healthy, happy and able to perform their jobs with no obstacles. The benefit shows when happy, engaged employees become more efficient at understanding your needs.

The Greenery has the ability, capacity and skill to perform this contract as detailed in the scope of work and demonstrated by our long-standing maintenance relationship both here, and in other parts of our community. We can perform the requirements of this contract within the required time parameters, without delay or issue. With the depth of our expertise, we also outperform the competitors in the markets we serve.

The Greenery is fully compliant with all laws and ordinances at the federal, state and local levels. We maintain all OSHA records as required, maintain business licenses in the areas we work and maintain all licensing requirements for the industries we serve.

The Greenery, Inc. is ranked #52 in the nation by the Lawn and Landscape industry. As an employee-owned company, our financial statements are audited annually by an independent firm. Our strong financial strength gives us the ability to continue to grow and remain profitable as demonstrated.

We are committed to operating as your service partner to maintain and enhance the beauty of your property. We feel that maintaining good communication with our clients is very important to the success of your landscape.



**ENHANCING
PEOPLE'S LIVES
THROUGH
BEAUTIFUL
LANDSCAPING**



the greenery, inc.®
— EMPLOYEE OWNED —

COMPANY PROFILE

KEY STRENGTHS



PRICE

Our pricing includes the full scope of services along with the buying power of a Top 100 company (#50 in the country on the Lawn & Landscape Top 100). The relationships with vendors and buying capabilities enable competitive pricing to clients.

AVAILABILITY

The Greenery Inc. employs over 750 employees in the markets we serve. With plentiful resources and a robust workforce, The Greenery can provide quality service in a timely manner.

PERFORMANCE / REPUTATION

The Greenery has over 50 years of experience and has demonstrated consistently high standards of performance. We are also able to attract and retain the most educated and professional staff in the industry. We also consistently outperform the competition in terms of employee retention and satisfaction.

FINANCIAL CAPABILITY

The financial strength of The Greenery is excellent. We continually re-invest in our people, equipment, technology and future. The Greenery has many satisfied customers as references for our current maintenance operations.

TECHNICAL APPROACH

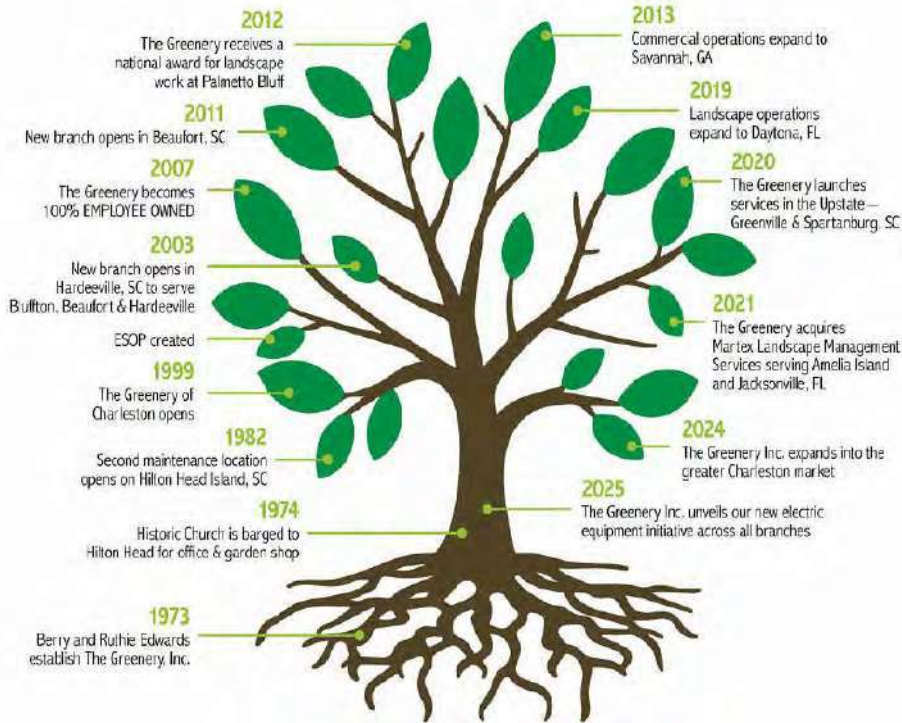
We utilize the latest technology available in the landscaping industry. This allows us to maintain a comprehensive quality control process which ensures safety and curb appeal for our clients. These systems allow for regular inspections to be performed in order to identify areas of improvement or adjustments to ongoing maintenance routines. These advances equate to higher efficiencies and great savings for our clients.



SAFETY IS OUR HIGHEST PRIORITY

A daily inspection is conducted of all our equipment and vehicles. We employ an in-house staff of mechanics who are certified technicians. These team members follow a "Preventative Maintenance Schedule System" to keep assets in top condition for optimum performance. All drivers have their driving records reviewed and are part of our weekly Safety Training Program.

COMPANY PROFILE



FOUNDED 1973

RANKED #50 the Country by Lawn & Landscape Magazine

REVENUE

EMPLOYEES \$65M+ per year

STAFF SUMMARY 750+

Horticulturists	36	Crew Foremen	167
FL Certified Applicator		Certified Landscape	
License Holder	2	Technicians	26
SC Certified Applicators	36	Seasonal Color Technicians	16
GA Certified Applicators	9	Certified Irrigation Technicians	23
Area Supervisors	51	Mechanics	18

EQUIPMENT

Vehicles	350+	Sports Turf Mowers	18
Tractor/Bobcats	27	Mini-Loaders	11
Production Mowers	250	2 Cycle Equipment	1,000+
Wide Area Mowers	10		

COMPANY DATA

Corporate Mailing: PO Box 6569, Hilton Head, SC 29938

Business Entity Name: The Greenery of North Florida, Inc.

Website: www.thegreeneryinc.com

FEI/EIN Number: 84-3916686

Incorporation Date: 1973

NAICS Code: 54-541

SIC Code: 87-871

Bluffton – Hardeeville Office
2724 Medical Center Dr.
Hardeeville, SC 29927

Beaufort Office
177 Bay Pines Road
Beaufort, SC 29906

Charleston Office
5080 Coosaw Creek Dr.
North Charleston, SC 29420

Construction Office
2724 Medical Center Dr.
Hardeeville, SC 29927

Daytona Beach Office
1169 Indian Trail
Daytona Beach, FL 32114

Greenville – Spartanburg Office
1003 Woods Chapel Road
Greer, SC 29334

Hilton Head Island – Daufuskie Island
97 Arrow Road
Hilton Head, SC 29928

Amelia Island Office
1417 Avery Road
Amelia Island, FL 32034

Jacksonville Office
10418 New Berlin Rd
Jacksonville, FL 32226

St. Augustine Office
Opening 2026

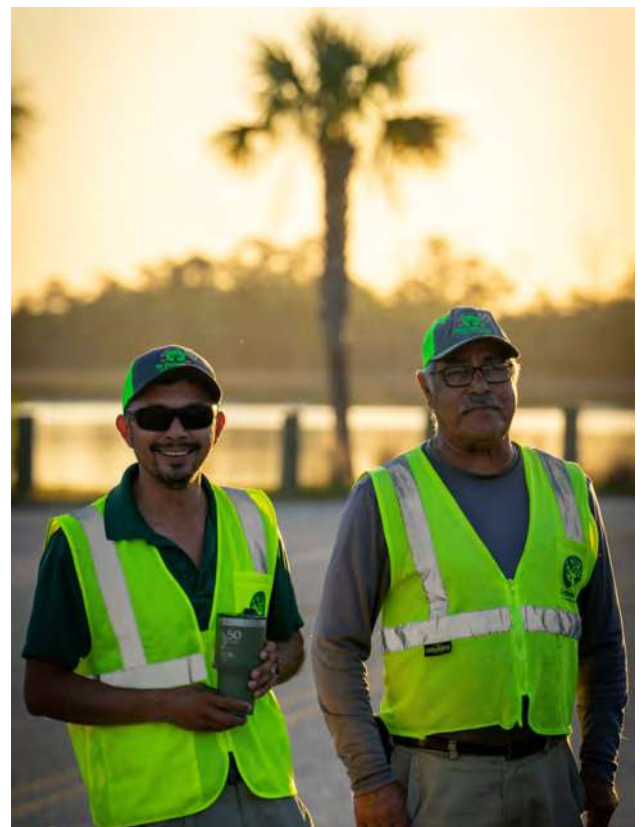
Hilton Head Island – Corporate Office
93 Arrow Road
Hilton Head, SC 29928

Hilton Head Island – Garden Center & Nursery
960 William Hilton Pkwy.
Hilton Head, SC 29928

Palmetto Bluff Office
71 Ormsdale
Bluffton, SC 29910

Savannah Office
2400 Tremont Road
Savannah, GA 31405

Sun City Office
12 Okatie Maintenance Rd.
Okatie, SC 29909



CERTIFICATE OF LIABILITY INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2025

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 RCP, Alera Group, LLC 8182 Maryland Ave. Suite 250 Clayton MO 63105		CONTACT NAME: Julie Schafer PHONE (A/C, No, Ext): 314-300-9516 FAX (A/C, No): E-MAIL ADDRESS: julie.schafer@aleragroup.com	
INSURED The Greenery, Inc. The Greenery of North Florida, Inc. PO Box 6569 Hilton Head Island SC 29938-6569		INSURER(S) AFFORDING COVERAGE INSURER A: Federal Insurance Company INSURER B: Old Republic Insurance Company INSURER C: Travelers Casualty and Surety Company of America INSURER D: Starr Indemnity & Liability Company INSURER E: INSURER F:	
License#: 20020393 THEGREE-01		NAIC # 20281 24147 31194 38318	

COVERAGES

CERTIFICATE NUMBER: 1207630379

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 CERTIFICATION 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:	Y	Y	MWZY 316603 25	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☒ Retention-\$0	Y	Y	MWVB 316604 25	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired & NonOwned Auto \$ Included
B	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0	Y	Y	MWZX 319540 25	10/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 2,000,000 Follow Form Over the \$ Auto/GL/WorkComp
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	MWC 316602 25	11/1/2025	11/1/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A C D	Third Party Crime Liability 2nd Layer Umbrella Leased and Rented Equipment	Y Y Y	Y Y Y	J06868320 EX-B9615500-25-NF ITA100065409925	3/14/2025 10/1/2025 10/1/2025	3/14/2026 11/1/2026 11/1/2026	Limit of Liability 2,000,000 Limit of Liability 9,000,000 Per Occurrence 400,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Auto Physical Damage - Comprehensive Deductible - \$0 / Collision Deductible - \$0

CERTIFICATE HOLDER

CANCELLATION

For Information Only

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

Nicholas Koenemann

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ACORD 25 (2016/03)

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QUALIFICATIONS OF KEY PERSONNEL

Staff | Org Charts | Resumes | E-Verify | Drug-Free
Workplace | Training Programs | Safety



FULL-SERVICE LANDSCAPE PROPOSAL

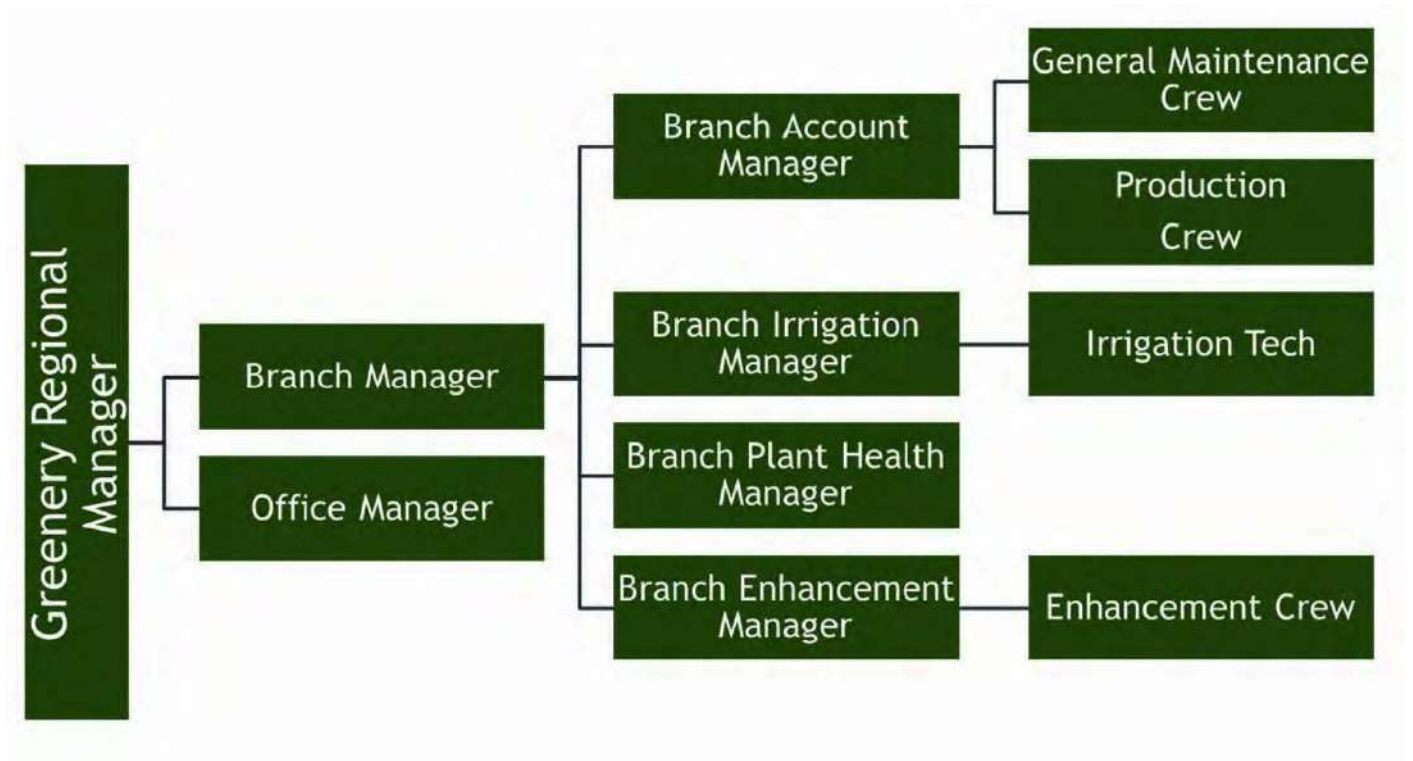


LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING

ORGANIZATIONAL CHART

FOR MANPOWER

AT VILLAGES OF WESTPORT CDD



RESUMES

LEE EDWARDS

President, CEO

The Greenery, Inc. - Hilton Head, S.C,
(843) 200-2625 | LeeEdwards@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc. - President/CEO

1994 - Present · 31 yrs

EDUCATION:

Tulane University

Bachelor of Arts

1986 – 1990

SKILLS:

Sales, Business Management, Business Analysis, Landscaping Operations, IT, Marketing, Operations Management, Strategic Planning, Customer Satisfaction, Team Building, Account Management, Recruiting, Training, Management, Coaching, Leadership, Lean Management, Customer Service, Strategic Planning, Multimillion Dollar Revenue Budget Management

RESUMES

BEN CAMPSEY CPA, MBA, CHAE

Chief Operations Officer

The Greenery, Inc. - Hilton Head, S.C.

(843) 533-1672 | bencampsey@thegreeneryinc.com



EXPERIENCE:

The Greenery, Inc. - Chief Operations Officer

October 2024 - Present

The Greenery, Inc. - Chief Financial Officer

March 2020 – October 2024

Complex Director of Finance

Montage Palmetto Bluff

Jul 2017 - Apr 2020

Chief Financial Officer

Nemacolin Woodlands Resort

Nov 2015 - Jul 2017

Chief Financial Officer

Hilton Head Health

Apr 2014 - Nov 2015

SKILLS:

Business Management, Business Analysis, Operations, Landscaping Operations, IT, Marketing, Lean Management, Strategic Planning, Multimillion Dollar Revenue Budget Management

EDUCATION:

University of Arizona

Eller College of Management

Masters, Business

2005 - 2006



RESUMES

DAVID RIVERA

Regional Vice President

The Greenery, Inc. – Florida

(305) 783-7373

davidrivera@thegreeneryinc.com



EXPERIENCE:

Regional Vice President

The Greenery Inc.

Dec 2023 - Present

Director Of Operations

BrightView

Jan 1996 - Dec 2023 (28 years)

SKILLS:

Operations Management, Team Building, Landscaping Management, Strategic Planning, Customer Satisfaction, Recruiting, Training, Management, Coaching, Leadership

RESUMES

ROY GRANTHAM

Branch Manager

The Greenery, Inc.

(843) 295-0191

roygrantham@thegreeneryinc.com



EXPERIENCE:

The Greenery, Inc.

Branch Manager – Southeast Georgia to St. Augustine, FL

Jan 2024 - Present

Branch Manager

Nov 2022 - Jan 2024

Bluffton, South Carolina, United States

Client Relationship Manager

Jan 2021 - Nov 2022

Hardeeville, South Carolina, United States

Palmetto Coastal Landscaping

Account Manager

Jan 2010 - Dec 2020

Hilton Head Island, South Carolina

SKILLS:

Operations Management, Team Building, Landscaping Management, Customer Satisfaction, Recruiting, Training, Management, Coaching, Leadership



RESUMES

ERIC WYRICK

Operations Manager / Assistant Branch Manager

The Greenery, Inc. – Jacksonville, FL

(904) 557-3092 | EricWyrick@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc. – Operations Manager / Assistant Branch Manager / Irrigation Manager

October 2024 - Present

The Pines at Lindsey Wilson Golf Course – Director of Golf & Grounds / Superintendent / Maintenance Operations

September 2017 – September 2024

EDUCATION:

Golf Course Management Certificate (Turf Science

The Ohio State University - 2023

MA – Educational Leadership

Union College - 2009

BS – Business Administration

Union College - 2006

SKILLS:

Sales, Business Management, Landscaping Operations, Operations Management, Strategic Planning, Customer Satisfaction, Team Building, Account Management, Recruiting, Training, Management, Coaching, Leadership, Customer Service

RESUMES

MICHAEL POWELL

Plant Health Services Manager

The Greenery, Inc. – Jacksonville, FL

(904) 557-6442

MichaelPowell@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc. – Plant Health Services Manager

December 2024 - Present

Massey Services – General Manager

October 2011 – December 2024

AirServ – Foreman

November 2008 – January 2011

CERTIFICATIONS:

Certified Operator, State of Florida – Since 2014

- State certified operator of Lawn & Ornamental, Pest and Termite
- Continuing Education Units annually to maintain licensing

Certified BMP, University of Florida – 2011

- Florida Friendly Landscapes, Best Management Practices

SKILLS:

Revenue Budget Management, Recruiting, Production Scheduling, Service Professional, Sales & Budgeting, Crew Leadership



the greenery, inc.®
— EMPLOYEE OWNED —

RESUMES

IVAN VARGAS

Commercial Estimator / Plant Health Expert

IvanVargas@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc. – 5 yrs 8 mos

Commercial Estimator - Current

Account Manager - Palmetto Bluff South Carolina

September 2019 - Present

Palmetto Coastal Landscaping Palmetto Coastal Landscaping

Plant Health Specialist & Golf Course Superintendent

Jun 2018 - Sep 2019 | Hilton Head Island, South Carolina

The Sea Pines Resort

Assistant Golf Course Superintendent

Apr 2016 - Apr 2017 | Hilton Head Island, South Carolina

Reconstruction of The Sea Pines Resort's Ocean Course (renamed Atlantic Dunes), made with TifEagle Bermuda grass greens, TifGrand collars and Celebration Bermuda grass on fairways and tees.

The University of Georgia

Senior Agricultural Specialist

Apr 2012 - Jan 2014 | Athens, Georgia

University of Florida

Research Assistant

Jan 2008 - May 2010 | Gainesville, Florida

University of Florida - Soil and Water Science Department

Soil Fertility and Turfgrass Management - Laboratory Assistant

Jun 2007 - Dec 2007

EDUCATION:

Master of Science (M.Sc.), Soil and Water Science

University of Florida - 2010

Agronomy-Soils Club and The Gator Citrus Club (VP)

SKILLS:

Estimating, Turf Management, Landscaping Operations, Operations Management, Customer Satisfaction, Account Management, Training



UF UNIVERSITY of FLORIDA



E-VERIFY EMPLOYEES

The Greenery is registered & utilizes E-Verify



Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	The Greenery, Inc.
Company Facility Address	93 Arrow Road Hilton Head Island, SC 29928
Company Alternate Address	P O Box 6569 Hilton Head Island, SC 29938
County or Parish	BEAUFORT
Employer Identification Number	561027469
North American Industry Classification Systems Code	444
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)

The Greenery Inc.
Company ID #: 221539

The Greenery of North Florida
Company ID# 2019321

The screenshot shows the E-Verify Company Information page in the paycom system. The page displays the following information:

Payroll Code / Profile	E-Verify Company Identification Number	MOU Signature Date
0UW03 - GREENERY OF NORTH FLORIDA INC	2019321	11/21/2022

Showing 1 to 1 of 1 entries

DRUG-FREE WORKPLACE

The Greenery is a DRUG-FREE WORKPLACE

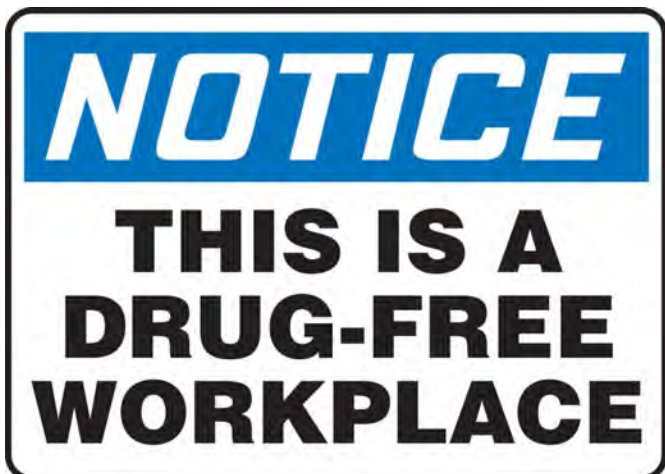


Our policy and program contain the following elements:

- Job Applicant Testing
- Reasonable Suspicion Testing
- Post-Accident Testing

We conduct testing through independent medical facilities which adhere to strict standards for specimen collection and chain of custody. As a result of being a drug free workplace, we receive discounts from our worker's compensation carrier.

The Greenery promotes drug-free workplace in order to maximize our level of productivity, enhance our competitive position in the marketplace and reach our desired level of success, without experiencing the costs, delays, and tragedies associated with work-related accidents resulting from substance abuse by employees.



TRAINING PROGRAMS

THE GREENERY TAKES TRAINING OUR TEAM SERIOUSLY

It is important that every member of the crew is trained on all aspects of their role and safety. We utilize the landscaping industry's best training platform **Greenius**. Our team has access to a comprehensive library of training materials.



TRAINING TOPICS INCLUDE:

MACHINE SAFETY & MAINTENANCE

- Skid steer loader
- Chipper machine safety
- Safety guidelines for large equipment
- Large and small equipment maintenance

TECHNIQUES

- Edger
- Hedge Shears & Trimmers
- Leaf Blower
- Maintaining Healthy Turf
- Manual and Powered Hand Tools
- Mowing
- Plant Installation
- Pruning

MATERIAL HANDLING

- Pesticides
- Fertilizer
- Fueling / Gasoline

VEHICLE & DRIVER SAFETY

- Service vehicle checklist
- What to do in case of a car accident
- Dealing with angry motorists

PERSONAL SAFETY

- Equipment Hazards- Pinch Points
- First Aid Training
- Fire Arms
- Personal Safety Hazards
- Working Outdoors in Warm Climates



SAFETY PRACTICES

SAFETY = OUR # 1 PRIORITY



THE GREENERY TEAMS COMMITMENT & INVOLVEMENT SAFETY & TRAINING POLICY

We are committed to providing employees with a safe and healthy workplace. We believe that our employees are our greatest asset; therefore, your safety and the safety of your fellow workers is of the highest priority. It is our policy that employees report unsafe conditions and do not perform work tasks if the work is considered unsafe. Employees must report all accidents/injuries (no matter how slight) and unsafe conditions to their supervisor. No such report will result in retaliation, penalty, or other disincentive.

Safety training is mandatory and performed 52 weeks per year. The Safety Committee develops safety topics for each week and assists with monitoring workplace safety education and training to ensure that it is in place, effective and documented. All field employees are provided PPE (Personal Protection Equipment) and are trained on its proper usage. Employees are also in uniform with a safety vest for a neat, clean safe appearance. All employees that work with hazardous materials are trained on the safe mixing, handling and disposal of these materials. MSDS sheets are reviewed and posted along with Pesticide labels. We keep current our pesticide licenses for FL, GA and SC.

Employee recommendations to improve safety and health conditions will be given thorough consideration by our Safety Committee. We will give top priority to and provide the financial resources for the correction of unsafe conditions. Similarly, disciplinary action will be taken against an employee who willfully or repeatedly violates workplace safety. This action may include verbal or written reprimands and may ultimately result in termination of employment.

We are a certified Drug Free workplace. We drug screen all employees upon hire and randomly thereafter. All company drivers have their drivers' licenses verified and attend a Safe / Defensive Driving Class each year. We require that all employees and sub-contractors abide by all Federal, State and local laws and regulations as well as all company policies. Accident prevention is good business. It minimizes human suffering, promotes better working conditions for everyone, holds us higher regard with customers, and increases productivity. The type of work that our company does can present certain hazards, but if you adhere to our safety guidelines and always keep safety in mind, accidents can be avoided.

As we follow the OSHA standards, we maintain a strict policy on the storage and distribution of hazardous materials, such as the fertilizer and chemical products used as part of our IPM (Integrated Pest Management) program. All employees that work with hazardous materials are trained on the safe mixing, handling and disposal of these materials.



MACHINERY, EQUIPMENT & MANPOWER

Equipment | Technology | Sustainability
Financial Stability | Licenses & Certifications



FULL-SERVICE LANDSCAPE PROPOSAL



LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING

EQUIPMENT

THE GREENERY'S EQUIPMENT

We use industry leading equipment across all areas of your landscaping needs. All of our trucks and trailers are clearly marked with The Greenery Logo and cleaned / disinfected regularly.

EQUIPMENT LIST

- | | |
|-------------------------|--------|
| • Vehicles/Service Rigs | 350+ |
| • Tractor/Bobcats | 27 |
| • Production Mowers | 250 |
| • Wide Area Mowers | 10 |
| • Sports Turf Mowers | 18 |
| • Mini-Loaders | 11 |
| • 2 Cycle Equipment | 1,000+ |



ELECTRIC EQUIPMENT

The Greenery Inc. is committed to leveraging the most advanced technology possible ensuring the most efficient, cleanest and quietest produced landscape services occurs on your property. Through ongoing training, our teams are producing high-quality landscape maintenance without any compromise to the cost or quality of service.

We are currently 100% electric in our Charleston market!

COMMUNITY AND ENVIRONMENTAL BENEFITS:

- Battery products produce fewer decibels during operation, for a quiet and peaceful environment and with significantly less noise pollution.
- Battery products emit zero emissions for improved air quality.
- Switching to battery equipment provides for a quieter community. And more well-being and better health of the operators.
- New battery technology is equal to gas powered tools.



WHY CHOOSE ELECTRIC?

- Environmentally friendly
- Quiet
- Easy to maintain
- Odorless



STREET SWEEPING SERVICES

ABOUT OUR STREET SWEEPERS:

- The Greenery, Inc. is proud to own two (2) state-of-the-art street sweeping vehicles
- Street sweeping vehicles are fully-equipped with all DOT compliance options.
- They use regenerative air-based sweeping action that collects material into self-contained hoppers for eventual ejection and disposal.
- The sweepers have a dust suppression system in operation while conducting the work.
- Our in-house service facility ensures scheduled routine maintenance for our sweepers.

STREET SWEEPING RATES:

- \$150 / hour
- 2 hour minimum
- Weekly or Every-Other-Week Options Available – we work with your schedule!



TECHNOLOGY

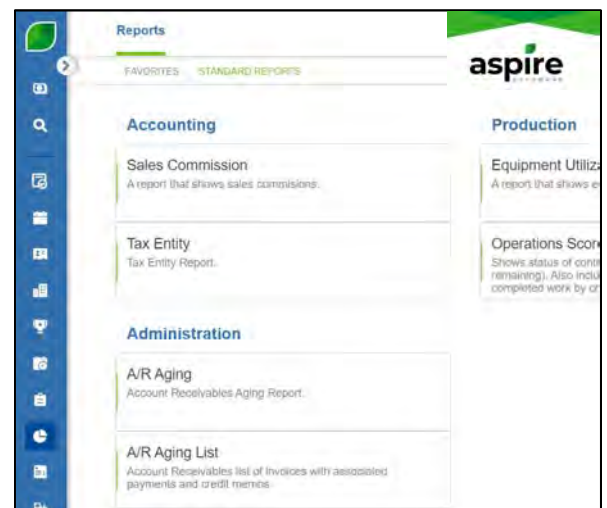


MAPPING

We use state-of-the-art landscaping mapping technology which allows us to properly measure and constantly find the most efficient ways to maintain your community.

SOFTWARE

The Greenery stays on the cutting-edge of the newest software platforms created to help landscaping companies operate efficiently and effectively. We utilize the full build-out of the industry leading Aspire technology platform. This system allows us to do everything from quoting client proposals, to tracking time and efficiencies on property, as well as utilize work order ticket tracking for maintenance requests.



HARDWARE

Our teams are equipped with the latest smartphones and tablets to remain connected at all times. This allows for real-time interactions with crews while on your site, as well as operational efficiencies, such as time-tracking which ensures you are being provided the right number of team members for the right amount of time on your property each week.



AND BEYOND!

The Greenery is an industry leader in adopting and adapting to changes in landscaping equipment and technology. We utilize electric powered equipment and have autonomous landscaping equipment on many of our properties. These help reduce noise pollution, save time and help save precious fossil fuels.

SUSTAINABILITY

SUSTAINABILITY PRACTICES

At The Greenery, our sustainability practices enable us to meet our client's landscaping needs without compromising the next generation by preserving our natural heritage and conserving natural resources. We accomplish this by working with the longevity of our environment in mind. Below are a number of ways we practice this every day.



LIMITING HARMFUL CHEMICALS

- Whenever possible we utilize mechanical methods of vegetation removal (e.g., electric mowers or hand cutting with powered weed trimmers) rather than applying herbicides.
- Utilize hand weeding where practical, versus chemical weeding.
- Mulching mowers may be recommended for certain flat areas to revitalize the turf with natural vegetative fertilization.
- Finding options for selective vegetative planting using low maintenance grasses and shrubs.
- Collect pruning waste, tree trimmings, and shrub trimmings to chip or mulch if necessary, and use as a natural mulch or compost.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.

PRACTICE WATER MANAGEMENT

- Follow the St. Johns River Water Management District Best Practices.
- Understand that a water-efficient landscaping helps save water resources.
- Where practical, use automatic timers to minimize runoff.
- Engage in the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Apply water at rates that do not exceed the infiltration rate of the soil.
- Encourage use of low water use groundcovers when planting or replanting.

ALTERNATIVE FUEL EQUIPMENT

- We have invested in a number of alternative fuel equipment items, including electric mowers, trimmers, etc.
- The utilization of alternative fuel helps us to reduce our fossil fuel usage, along with improve our carbon footprint.

UNIFORMS: A CLEAN LOOKING TEAM

THE GREENERY UNIFORM

The Greenery provides all team members with the appropriate uniform and PPE in order to safely and properly complete their roles. They will arrive dressed in clearly marked and visible safety vests and/or shirts, will wear protective gear for their safety and will be distinguishable as your landscaping crew members.



Print or type.
See specific instructions on page 3.

Social security number

				-			-				
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or

Employer identification number

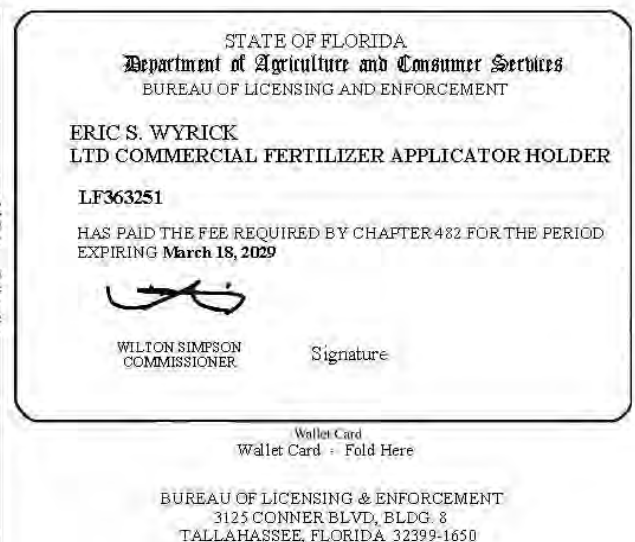
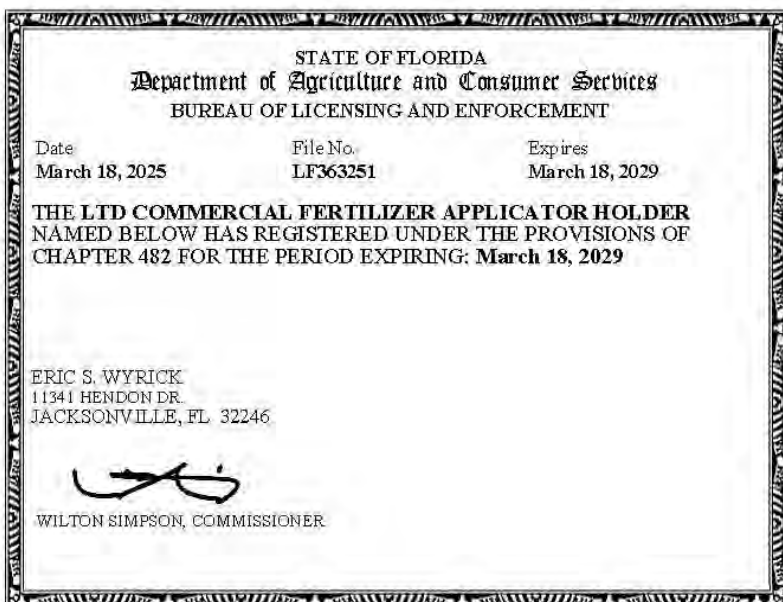
0	4	-	3	9	1	6	6	0	6
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Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part III, later.

Date 4/8/2025

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

LICENSES & CERTIFICATIONS



LICENSES & CERTIFICATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE GREENERY OF NORTH FLORIDA, INC.

Filing Information

Document Number P19000089376
FEI/EIN Number 84-3916686
Date Filed 12/03/2019
Effective Date 11/22/2019
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 08/08/2022
Event Effective Date NONE

Principal Address

1169 Indian Lake Rd.
Daytona Beach, FL 32124

Changed: 02/01/2021

Mailing Address

PO Box 6569
Hilton Head Island, SC 29938

Changed: 02/01/2021

Registered Agent Name & Address

TED W. WEEKS IV, P.A.
402 S. KENTUCKY AVE., SUITE 350
LAKELAND, FL 33801

Address Changed: 08/08/2022

Officer/Director Detail

Name & Address

Title P

EDWARDS, WILLIAM L
PO Box 6569
HILTON HEAD ISLAND, SC 29939

Title CFO

Campsey, Ben
93 ARROW ROAD
HILTON HEAD ISLAND, SC 29928



2025 - 2026 LOCAL BUSINESS TAX RECEIPT

JIM OVERTON, DUVAL COUNTY TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370
Phone: (904) 255-6700, option 3 Fax: (904) 255-8403
<https://duvaltc.com>

Note - A penalty is imposed for failure to keep this receipt exhibited conspicuously at your place of business. This business tax receipt is furnished pursuant to Municipal Ordinance Code, Chapters 770-772, for the period October 01, 2025 through September 30, 2026.

THE GREENERY OF NORTH FLORIDA, INC
PO BOX 6569
HILTON HEAD ISLAND, SC
29938

ACCOUNT NUMBER: 324041
BUSINESS NAME: THE GREENERY OF NORTH FLORIDA, INC
PHYSICAL ADDRESS: 1169 INDIAN LAKE RD
DAYTONA BEACH, FL 32124

CLASSIFICATION CODE: 326008 PUBLIC SERVICE OR REPAIR, NOT SPECIFIED

STATE LICENSE NO:

COUNTY TAX:	13.75
MUNICIPAL TAX:	46.25
COUNTY LATE PENALTY:	0.00
MUNICIPAL LATE PENALTY:	0.00
TOTAL TAX:	60.00

RENEWAL

VALID UNTIL September 30, 2026

2025 - 2026

This Receipt is issued pursuant to
County ordinance 87-36

2025/2026 ST. JOHNS COUNTY LOCAL BUSINESS TAX RECEIPT

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

Business Type Misc. Public Serv.
Location 1417 Avery Rd # 200
Out Of Area 32034

Business Name The Greenery Inc of North
Florida

Owner Name The Greenery Inc of North Florida

Mailing Address 1417 Avery Rd Ste 200
Amelia Island, FL 32034



Account 1064435
EXPIRES September 30, 2026

**New Business
Transfer**

Tax	22.00
Penalty	0.00
Cost	0.00
Total	22.00

JENNIFER RAVAN
ST. JOHNS COUNTY TAX COLLECTOR

This receipt does not constitute a franchise, an agreement, permission or authority to perform the services or operate the business described herein when a franchise, an agreement, or other county commission, state or federal permission or authority is required by county, state or federal law.

This form becomes a receipt only when validated below

Paid by receipt(s) 2024-952383 on 09/23/25 for \$22.00



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Agenda Page 282



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WYRICK, ERIC

THE GREENERY OF NORTH FLORIDA, INC.
1417 AVERY RD
FERNANDINA BEACH FL 32034

LICENSE NUMBER: SCC131153688

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/19/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



LICENSES & CERTIFICATIONS

WORKERS COMPENSATION EXPERIENCE RATING									
		Risk Name: THE GREENERY INC				Risk ID: 913793706			
Rating Effective Date: 10/01/2025			Production Date: 06/18/2025			State: INTERSTATE			
State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses	Split Point
FL	.38	107,319	180,244	72,925	57,086	69,580	132,814	75,728	18,500
GA	.34	32,577	53,624	21,047	0	73,810	45,982	45,982	21,500
SC	.31	308,527	489,472	180,945	472,831	82,320	666,959	194,128	24,000
(A) Wt	(B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses	
.33		448,423	723,340	274,917	465,602	78,515	735,074	269,472	
		Primary Losses		Stabilizing Value		Ratable Excess		Totals	
Actual		(I) 269,472		C * (1 - A) + G 378,958		(A) * (F) 153,649		(J) 802,079	
Expected		(E) 274,917		C * (1 - A) + G 378,958		(A) * (C) 147,980		(K) 801,855	
		ARAP		FLARAP		SARAP		MAARAP	
Factors		1.00		1.00				(J) / (K) 1.00	

NCCI'S EXPERIENCE RATING WORKSHEET SUMMARY PAGE NOW INCLUDES A COLUMN FOR THE STATE'S APPROVED PRIMARY/EXCESS LOSS SPLIT POINT, APPLICABLE TO THE RATING EFFECTIVE DATE. RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS DOLLARS WHERE ERA IS APPLIED. THE ARAP FACTOR SHOWN IS FOR THOSE STATES CONTAINED ON THIS RATING THAT HAVE APPROVED THE ARAP PROGRAM AND IS CALCULATED BASED ON THE STATE WITH THE HIGHEST APPROVED MAXIMUM ARAP SURCHARGE. THE MAXIMUM ARAP SURCHARGE MAY VARY BY STATE. PLEASE REFER TO EACH STATE'S APPROVED RULES FOR THE APPLICABLE MAXIMUM ARAP SURCHARGE.

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REFERENCES

Local Client References | Key Client List



FULL-SERVICE LANDSCAPE PROPOSAL



LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING



KEY CLIENTS

wildlight

East Nassau Stewardship District

St. Johns Forest

COMMUNITY DEVELOPMENT DISTRICT

OMNI RESORTS

Amelia Island plantation



Beach CDD



Grand Oaks CDD



Twin Creeks North CDD



Amelia Concourse CDD

Amelia Island Plantation

Community Association



Marriott

VACATION CLUB® Grand Vacations



The SeaPines Resort



LOCAL REFERENCES

Beachwalk/Twin Creeks North CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Wildlight/NEFL Stewardship District

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, and Plantings

Grand Oaks

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control

St. Johns Forest CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Amelia Concourse CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color



Omni Amelia Island Plantation Resort

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Amelia Island Plantation

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Southaven CDD (Markland)

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color/Flowers

North Hampton

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Tamaya/Beach CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color



Lisa Paxton

Business Developer
Jacksonville Branch
904.624.4400
LisaPaxton@thegreeneryinc.com



the greenery, inc.®

— EMPLOYEE OWNED —

COMMUNITY DEVELOPMENT DISTRICT PROJECT LIST

Similar Scope

Community Name	City / County	Annual Contract Amount
Wildlight- ENSD	Yulee/Nassau	\$ 950,000
Contact Name	Contact Phone/Email	Is This Property a CDD (Y/N)
Roger Kintz	904-776-6027/rkintz@ccmcnet.com	Y
Describe the services provided to this community and how it is similar to this property		
Landscaping maintenance, Irrigation, Fertilization, Pest Control, Seasonal Plantings, Construction, Install		
Community Name	City / County	Annual Contract Amount
Beachwalk - Twin Creeks North CDD	Nocatee/St. John's	\$ 750,000
Contact Name	Contact Email	Contact Phone
Kristen Thomas	info@twincreeksnorthcdd.net	561-571-0010
Describe the services provided to this community and how it is similar to this property		
Landscaping maintenance, Irrigation, Fertilization, Pest Control, Seasonal Plantings, Irrigation overhaul just approved		
Community Name	City / County	Annual Contract Amount
Markland - Southhaven CDD	St. John's	\$ 170,000
Contact Name	Contact Email	Contact Phone
Melissa Dobbins	mdobbins@rizzaetta.com	904-436-6270
Describe the services provided to this community and how it is similar to this property		
Landscaping maintenance, Irrigation, Fertilization, Pest Control, Seasonal Plantings		

REFERENCES

ADDITIONAL

North Hampton HOA (7+ Years / \$250,000

annually) Virginia "Cookie" Willis

Chair, Lakes & Landscape Committee

904-206-3895

cwillis3@yahoo.com

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color, Special Projects & Enhancements

St. Johns Forest CDD (5+ Years / \$100,000+ annually)

Samantha Harvey Davis, District Manager

904-327-6465

samantha.harvey@inframark.com

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color/Flowers, Special Projects & Enhancements

Grand Oaks CDD (3+ Years / \$225,000+ annually)

Matthew Biagetti

Governmental Management Services

407-566-2018

mbiagetti@gmsnf.com

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Seasonal Color, Special Projects & Enhancements

Amelia Concourse CDD (2+ Year / \$80,000+ annually)

Chip Dellinger

Governmental Management Services

904-940-5850

acmanager@gmsnf.com

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Seasonal Color, Special Projects & Enhancements

Beach CDD/ Tamaya (<1 Year / \$400,000+ annually)

Ron Zastrocky

Vesta

904-577-3075

rzastrocky@vestapropertyservices.com

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Seasonal Color, Special Projects & Enhancements

SCOPE OF SERVICE & MAPS

SERVICE DESCRIPTION | SPECIFICATIONS FROM RFP
OPERATIONAL PERFORMANCE | MAPS



FULL-SERVICE LANDSCAPE PROPOSAL



LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Villages of Westport CDD’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such on the overall Villages of Westport Pond Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Villages of Westport. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Duval County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4**IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Duval County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace annuals in 4.5” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). It is required that each rotation, Command Soil, is to be used as the planting medium for establishment. Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec., Mar., June, Sept.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1’ layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

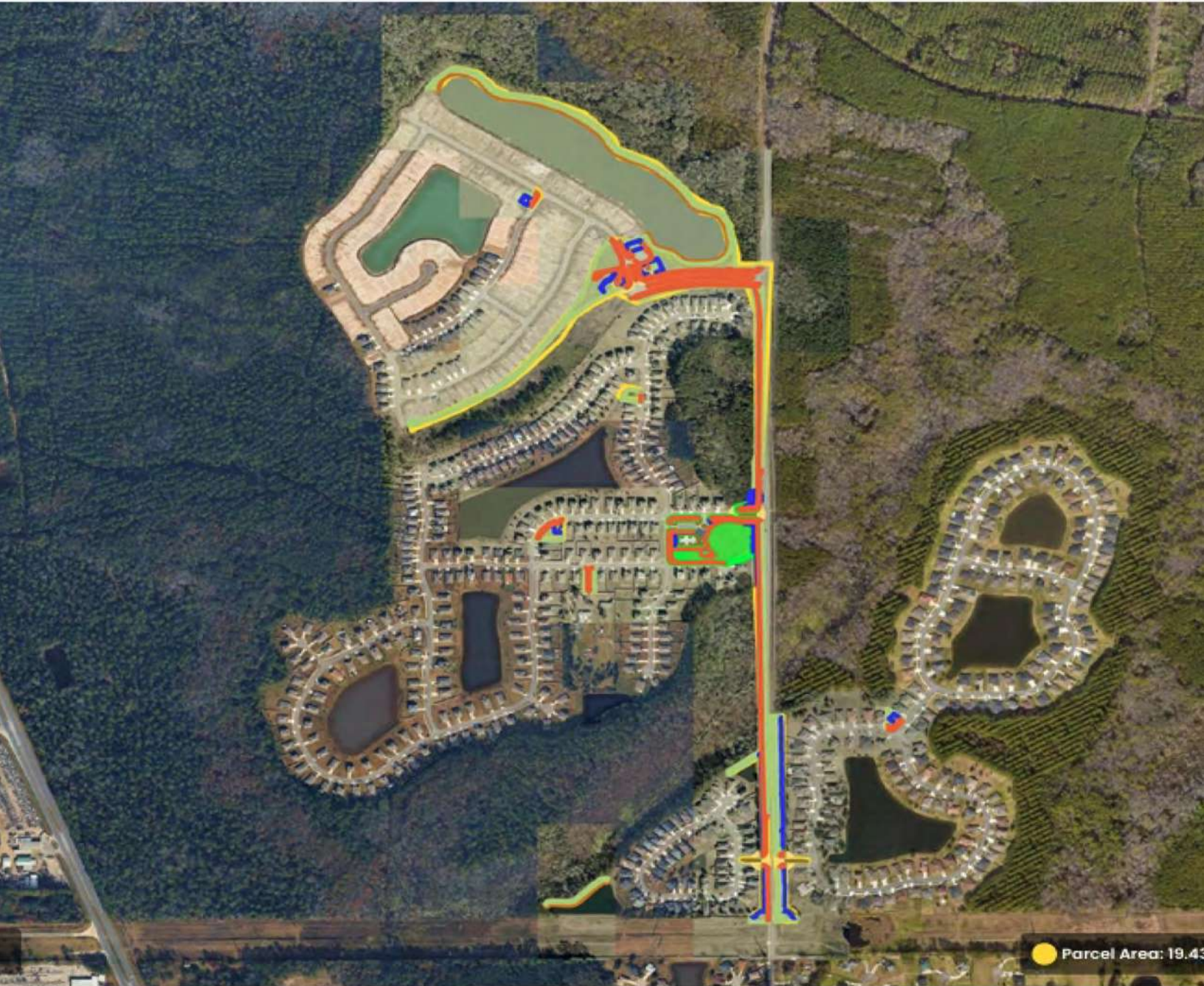
This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

END OF SECTION □

OPERATIONAL PERFORMANCE

VILLAGES OF WESTPORT CDD MAINTENANCE MAP:



Service Areas are Highlighted as Shown

FORMS & COST

PROPOSAL FORMS | COST



FULL-SERVICE LANDSCAPE PROPOSAL



LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING

EXHIBIT C

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the **Villages of Westport** Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. General Landscape Maintenance (Part 1)	\$ <u>55,277.60</u>
2. Fertilization (Part 2)	\$ <u>1,738.76</u>
3. Pest Control (Part 3)	\$ <u>1,277.46</u>
4. Irrigation System Monitoring and Maintenance (Part 4)	\$ <u>1,670.64</u>

Total Yearly Cost for the first year of the above items	\$ <u>59,964.46</u>
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6. Annuals Maintenance/Installation - **2,259 flowers per rotation** \$ 14,638.32

7. Top Choice Application (Per Year) \$ 1,500.00

8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 12,960.00 Hardwood Mulch

Estimate of total cubic yards proposed to service the property: 200

Cost of Mulch Per Cubic Yard \$ 64.80

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 85

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Roy Grantham

Title of Authorized Signatory of Proposer: Branch Manager

Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>995.67</u> / event
Detailing: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>911.70</u> / event Bed detailing,
Tree Lifting:	\$ <u>426.97</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>1,883.00- 31 palms</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>50</u> Hour
B.	Bush-Hog w/operator	\$ <u>150</u> Hour
C.	Tractor w/operator	\$ <u>150</u> Hour
D.	Supervisor with Transportation	\$ <u>50</u> Hour
E.	Laborer with hand equipment	\$ <u>35</u> Hour
F.	Truck w/driver	\$ <u>50</u> Hour
G.	Irrigation Tech	\$ <u>85</u> Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	\$ <u>65</u> Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	\$ <u>65</u> Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	\$ <u>65</u> Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	\$ <u>65</u> Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	\$ <u>65</u> Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	\$ <u>65</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>35</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,090.50</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 75.00/hr per Hour

\$ _____ per Hour

\$ _____ per Hour

8) Debris removal equipment unit costs:

\$ 75.00/hr per Hour

\$ _____ per Hour

\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ 150.00/hr per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

ENHANCEMENT CREDIT



Landscape Enhancement Credit: **\$2,500 Credit**

This credit will be available to spend over the course of your contract agreement.

This credit cannot be used towards contracted maintenance, irrigation, pine straw, mulch or seasonal color.



the greenery, inc.®

— EMPLOYEE OWNED —

What Happens in the FIRST 30-60-90 DAYS

WE UNDERSTAND HOW IMPORTANT COMMUNICATION IS TO BEACH CREEK CDD, AND WE WILL MAKE THIS OUR TOP PRIORITY!

COMMUNICATION

- Meeting with Client Relationship Manager and crew leader
- Site walk together
- Prepare and present the site / irrigation inspection report
- Recommendations and enhancement proposals

AUDIT IRRIGATION

- Required Irrigation System Check and Report within 5 days
- Check the system and all components for proper operation
- Sample the soil and adjust watering schedule as needed
- Report and recommend required repairs and upgrades

SAFETY REVIEW

- Identify and recommend solutions to correct any safety hazards related to landscaping, hardscapes and drainage
- Trim plant materials for safety concerns

TURF

- Apply broadleaf weed control as needed
- Ensure clean bed-lines and clean edges
- Recommend sod replacement or alternatives to weak areas

TREES, SHRUBS & BEDS

- Prune ornamental trees
- Address diseased or weak shrubs
- Apply insecticides and fungicides as needed

SERVICE CALENDAR

CALENDAR EXAMPLE

ANNUAL SERVICE CALENDAR FOR MAINTENANCE & ANCILLARY ITEMS

JANUARY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
FEBRUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		
MARCH						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
APRIL						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				
MAY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
JUNE						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						
JULY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
AUGUST						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
OCTOBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
NOVEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

EXAMPLE OF SCHEDULE:

LANDSCAPING MAINTENANCE

OCCURS IN MONTH SHOWN:

SEASONAL COLOR ROTATION

MULCH INSTALLATION

PALM PRUNING

IRRIGATION WET CHECK

ORNAMENTAL FERTILIZATION

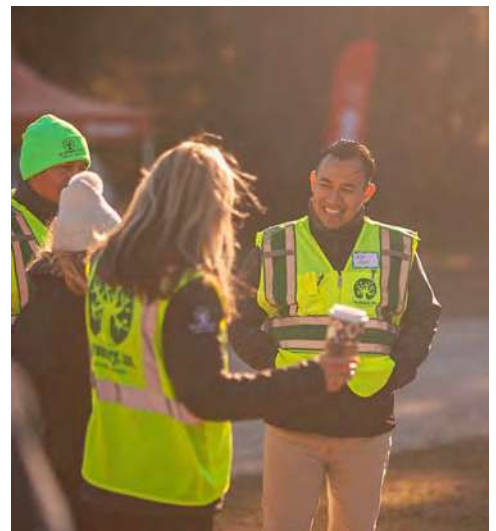
TURF FERTILIZATION



NARRATIVE DESCRIPTION

FOR THE GREENERY'S APPROACH TO PROVIDE SERVICES AT VILLAGES OF WESTPORT CDD

- The Greenery understands the Scope of Services as laid out in the Project Manual for Villages of Westport Community Development District.
- The Greenery will provide the correct number of qualified staff members to complete the full scope of work, as required in the RFP.
- Our teams will follow set production maps to ensure efficiency and completeness of contract during each visit.
- We will create the required reporting for Villages of Westport CDD and supply all reporting by deadline – including irrigation and plant health inspections and reporting, as required in the Scope of Services.
- We will follow the set calendar of days of service – we promise to be there when we say we will.
- We will ensure the right number of team / crew members are on site during each service.
- Issues, questions and weather adjustments that may be required to be reported or noted during the contract period will be done so in a timely manner.
- All required meetings with management and staff at Villages of Westport CDD will be attended by The Greenery personnel – specifically your assigned Client Relationship Manager, and other managers and team members will join, as required (i.e., Irrigation Manager, Plant Health Services Manager, Branch Manager, Production Manager, etc.).



OUR COMMITMENT TO EXCELLENT COMMUNICATION



YOUR CLIENT RELATIONSHIP MANAGER AT THE GREENERY, WE ARE BUILT DIFFERENT

We want to make your job easier! Here is how we make that happen:

- You will be assigned a **DEDICATED** Client Relationship Manager (CRM)
- They will be your **SINGLE-POINT-OF-CONTACT** for all of your needs. You will never need to guess who you should reach out to in order to get anything accomplished regarding your landscaping.
- The Greenery created this position **SPECIFICALLY** to be the liaison between you and what is happening on your property.
- If any issues arise, they are just a call, text or email away.

WE PLEDGE TO RESPOND WITHIN ONE BUSINESS DAY



- As your trusted advisor, your CRM will work with you to enhance the beauty and vitality of your community.
- At the beginning of the partnership, your CRM will work with you to determine the exact reporting you would find most beneficial, and ensure it is completed on time, every time – and can provide weekly and/or monthly reporting for things such as plant health, recommendations to improve the community or any other items that you find valuable to track.
- They will work continuously with you to complete all required reporting for the community.
- They will attend all required meetings with you on-site.
- Your CRM will work with you on special projects, such as event prep, plantings, clean-ups, playground / dog park mulch, etc.
- They will work with you to ensure completion of all punch list items that need to be addressed.

THEIR JOB IS SPECIFICALLY TO COMMUNICATE WITH YOU!



Allen Flannery
Client Relationship Manager
(904) 556-1262
aflannery@thegreeneryinc.com



COMMUNICATION PLAN

The Greenery recommends this communication plan which gives us the ability to meet deadlines and exceed your expectations!

DEDICATED CLIENT RELATIONSHIP MANAGER (CRM)

- Villages of Westport CDD will have a single point of contact by being provided a Dedicated Client Relationship Manager (CRM). This person will act as the face of the landscape at your community.
- This CRM will be your single point of contact for all landscaping requests and concerns.
- They will complete all reporting, provide calendars of upcoming service dates and handle all property walks and meetings for the community, as required.

THE GREENERY PLEDGES TO BE RESPONSIVE TO VILLAGES OF WESTPORT CDD



OUR RESPONSE RATE:

- Your CRM will always respond to your needs within 24 hours.
- Any urgent issues will be resolved in 24 hours (for example: irrigation breaks, safety issues, etc.).
- And any issues that can be resolved during your next service will be ticketed for tracking and delineated down to your Crew Leader – who will instruct the crew on the task at hand during your next service.

The Greenery will ensure that you find it easy to communicate your needs to our team and that our lines of communication remain clear and open.

RESPONSIVENESS THROUGH REPORTING

BEACH COMMUNITY DEVELOPMENT DISTRICT COMMUNICATION VIA REPORTING

QUALITY CONTROL INSPECTIONS

- Your dedicated Client Relationship Manager (CRM), a qualified representative from the The Greenery, will accompany the community representative / manager on monthly quality inspections.
- Any deficiencies within the scope of service shall be corrected with 7 days of each inspection.

REPORTING

- A customized written report will be completed and submitted 10 monthly outlining the anticipated work schedule for the following month.
- This report shall indicate fertilization and pest control schedules, irrigation run schedules, as well as special projects needing attention.

ATTENDANCE AT MEETINGS

- Upon request of the community, team members from The Greenery, Inc. are available to attend regularly scheduled meetings.

LICENSURE

- The Greenery, Inc. will continue to maintain the appropriate licensure for business operation within Duval County and the State of Florida.
- This includes irrigation licensing, pest control licensure and applicable business license.



RESPONSIVENESS THROUGH PROPER COMMUNICATION

BEACH COMMUNITY DEVELOPMENT DISTRICT COMMUNICATION VIA REPORTING

REPORTING

Monthly Reporting: On a monthly basis, The Greenery's management team will hold an on-site quality assurance meeting with District representative of choice. This meeting may also include the Contractor's on-site staff that routinely work on the property. During this meeting the district/community and The Greenery's team will discuss the quality of the landscape/irrigation, safety, lessons learned, upcoming chances of severe weather, community concerns, etc.

Monthly Property Inspection: Once per month a representative from The Greenery will be available to accompany the District Manager or designee for a windshield inspection of the property. The schedule for these inspections can be agreed to by both parties via email and/or text. Upon completion of the inspection The Greenery can provide a write-up of the inspection and details of any deficiencies noted with a timeline to remedy all repairs or issues, along with a punch list.

Irrigation Reporting: A once per month inspection of the irrigation system will be completed and The Greenery will provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report will outline all zone inspections and will be provided via email to the District Manager or designee upon completion for review. The Greenery will provide a list of recommendations for improving the irrigation system to conserve water for consideration, as those are found.

Weekly Landscape Checklist: Upon successful completion of each week's landscaping/irrigation activities The Greenery will notify the District representative to ensure the terms and conditions of the landscaping maintenance contract are being fulfilled.

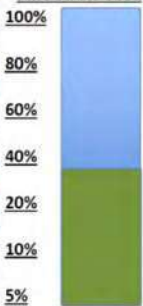


EXAMPLE REPORTS SHOWN HERE:

 **the greenery, inc.**
— EMPLOYEE OWNED —
Zachary Higginbotham

MONTHLY LANDSCAPE REPORT									
June-18									
									
Barony Beach Club 16318	Folly Field Intersection	Guest Check-in	Garden Side Court yard	Ocean Side Court yard	Ocean Side Pool	Beach Access	Parkinglot garden side	Parkinglot Ocean side	Left & Right side of Ocean Villas
1 Check Irrigation Settings	Y	Y	Y	Y	Y	Y	Y	Y	Y
2 Reset Irrigation Settings	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Turf Maintenance(moving, trimming, edging)	N/A	Y	Y	N/A	Y	Y	N/A	Y	Y
7 Pruning Ornamentals	Y	Y	Y	Y	Y	Y	Y	Y	Y
8 Ornamental Fertilization	N	Y	N	Y	Y	N	N	Y	N
9 Turf Insecticide / Fungicides	N	Y	Y	N	Y	Y	N	Y	Y
10 Herbicide Applications	Y	Y	Y	Y	Y	Y	Y	Y	Y
12 Spray / Fertilize Annuals	Y	Y	N/A	Y	Y	N/A	Y	Y	N/A
13 Pre-emergent Herbicide	N	N	N	N	N	N	N	N	N

Goals for July:
 Replace folly field intersection battery valve with Bluetooth node
 Continue touching up pinestraw when needed in high traffic areas.
 Add new plant material to the planters at the heated pool.
 Complete pruning of all shrubs on Garden Villa side of property.
 Finish the new install of the parkinglot expansion job.

Pine Straw Used


Inspect for problems / special needs:
 Foot traffic issue damage on turf near bike racks(left side of ocean villas)
 Irrigation timer adjusted (1hr sooner) to help with grounds water pressure
 Ocean side trimming will be complete within 1/2 a week.
 Continue checking irrigation for Cedar Boxes as the Guest tend to shift and move them causing issues.

Completed improvement projects:
 Parkinglot expansion project underway. Scheduled for completion in July.
 Palm tree trimming completed.

Recommendations / remarks:
 Need to replace turf in areas along sides of Live Oak and Bayberry buildings. Damages caused by excessive foot traffic.
 Recommend replacing all remaining Battery Valves with New Bluetooth Nodes.
 Continue hand watering flower beds at both Guardhouse and Parkinglot areas till Construction has finished.
 Re-visit landscaping around new propane tanks.

Woody Hostler
 The Greenery, Inc.

Jun-18
 Date:

[illegible]



CHECK FOR WEEDS AND BROWN BRANCHES BY POOL
Assigned To Crew Leader – Jillian



LOOK INTO A DIFFERENT OPTION FOR BLUE DIAZ
Assigned To Eric – Krista Hendrix

Grey rock gets too hot and cooks these on the right side. Any colorful options we can change out with?



REPORTING

SITE AUDIT: MONTHLY QUALITY INSPECTION REPORT



SITE AUDIT EXAMPLE

DATE: 01/01/2024

12 Items Identified



WOOD LINES

Assigned To Crew

When we trim wood lines, please re-move limbs. Haul off debris and do not throw back into preserve area.



WEEDS IN BAHIA

Bahia weed treatment is not in contract. We have done in past to help with complaints. Can provide proposal for this service, if you would like.



GRASSES OVER GROWING BENCH

Assigned To Crew Leader
Please have these grasses clipped back to avoid over-growth and interference with people sitting on bench.



BENCH ACROSS FROM SUMMER BREEZE

Need to trim grasses off of bench and trash can. Propose new mulch. Propose other plant material options for this area.



VILLE COMMON AREA

Assigned To Crew Leader

Reestablish bed line and push wood line back during next service.



PUSH BACK WOOD LINE

Assigned To Cut Trees Down

Will add to schedule in the winter - typically a winter season job for health of plant material. (Oct/Nov)

REPORTING

SITE AUDIT: MONTHLY FIELD REPORT PAGE EXAMPLE

	KEEP VINES AND BRANCHES OFF OF BRIDGES AND STRUCTURES Assigned To Crew Leader Work to trim back vines in growing season and to remove in winter months.		REMOVE DEBRIS THAT IS CUT Assigned To Crew Leader Haul off cut plant materials as shown here.
	CLEAN BRIDGES UP Assigned To Crew Leader Ensure property weed treatment applied to pavers. Cut back plant growth off of bridge. Schedule winter hard cut of plant material.		PROPOSAL FOR NEW SOD? Is a proposal needed to replace the sod that the homeowner demolished while installing pool?

PUNCH LIST EXAMPLE: UPDATED WEEKLY OR MONTHLY, AS REQUIRED



PUNCH LIST FOR EXAMPLE COMMUNITY

Task	Date Rec	Status	Notes
Annual Flowers	5-Sep	Proposal needed	Need to propose flowers for entrances
Weeds in beds	5-Sep		Weeds around cord grass beds for the ponds
Hedges Need Trimmed	5-Sep	In Progress	Society Garlic and most Iropepetalum have been trimmed. Will start on Viburnum next
Proposal for Replacement	5-Sep	Proposal needed	Blue daze or color where Arboeicola was removed
Willow Creek Entrance	5-Sep		A pot hole or dip has formed, and may be a safety issue. Need to fill in.
Mow Pond 12	31-Aug	In Progress	Planned to be cut by Sept 6th
Clean up Curbline	29-Aug		I can send a proposal for this. Or we can tackle it in the winter when we have more time for detail work.
Weeds in Gutters	29-Aug		We cannot spray these and the only ladders we have that could reach this would likely dent the or damage the gutter. How would you like us to move forward?
Grand Lawn	29-Aug		Need to inspect, but I thought this was one of the areas that was going to be reinspected for the grade as it holds water and the drains are set too high?
Mow Pond 5	29-Aug	In Progress	Planned to be cut by Sept 6th
15 Pine Trees behind Garden Ct.	25-Aug	Completed?	Trees were dropped and left, as proposed. Home owner was worried about trees falling on house, now does not like the debris. We cannot remove debris from natural areas.
Tree @ 364 Lone Cypress	23-Aug	Completed	Asked to remove, but was still alive, so we replanted it.
			They do not seem to be endangering anyone or anything. Would you like a proposal

REPORTING

Monthly Horticultural Services Calendar

EXAMPLE / WILL FINALIZE AFTER SOIL TESTING

Turf Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Site Visit & Clean-up	X	Weekly in Season. Bi Weekly off season											
Mow & Line Trim Service		x	x	x	x	x	x	x	x	x	x	x	x
Edge Drives and Walks		x	x	x	x	x	x	x	x	x	x	x	x
Edge Plant Beds		x	x	x	x	x	x	x	x	x	x	x	x
Fertilize Turf (high profile turf)			x		x		x		x		x		x
Pre-emergent Weed Control Turf			x										
Post-emergent Weed Control Turf	X												
Turf Disease Monitoring	X												
Shrub & Bed Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Trim Ornamentals	x												
Weed Ornamental Beds	x												
Edge Ornamental Beds	x												
Ornamental Fertilization			x							x			
Pre-emergent Weed Control				x									
Post-emergent Weed Control (Round-up)	x												
Tree Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Trim Crape Myrtles			x										
Safety Inspection & Pruning (up to 14' trees)													1
Sight Line and Clearance Pruning (to 12' height)													1
Trimming Trees & Palms (up to 14' trees)								x					
Irrigation System	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Trouble Shoot System		x	x	x	x	x	x	x	x	x	x	x	x
Seasonal Flower Beds	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Flower Bed Change Out				x			x			x			x



IRRIGATION PLANNING

THE GREENERY UNDERSTANDS & UTILIZES PROPER IRRIGATION PLANNING

We will assist your community in ensuring all proper watering restrictions, rules and regulations are followed.

EXAMPLE:

WATERING RESTRICTIONS

Know Your Days:

Time of Year	Odd Number or No Address	Even Number Address	Non-Residential Property
Daylight Savings Time*	Wednesday & Saturday	Thursday & Sunday	Tuesday & Friday
Eastern Standard Time	Saturday	Sunday	Tuesday

*Daylight Savings Time is the second Sunday in March until the first Sunday in November.

Know the Ways:

- Water only when needed and not between 10 a.m. and 4 p.m.
- Water for no more than one hour.
- Restrictions include private wells and pumps, ground or surface water.
- Non-landscaped irrigation such as recreation fields and golf courses can be watered anytime except 10 a.m. to 4 p.m.
- Automatic lawn irrigation systems must have auto override that turns off water when there is sufficient moisture.

Key Exceptions:

- New landscape irrigation allowed any time for the first 30 days and every other day for the next 30 days.
- Watering chemicals in is allowed within 24 hours of application.
- Irrigation systems may be operated anytime for maintenance and repair purposes, not to exceed 20 minutes per zone.

Allowed Anytime:

- Micro-spray, micro-jet, drip or bubbler irrigation.
- Irrigation using a hand-held hose with a spray nozzle.
- Discharge of water from an air-conditioning unit.
- Use of water from a reclaimed water system.
- Recycled water from most wet detention treatment ponds.



the greenery, inc.®
— EMPLOYEE OWNED —

WE UTILIZE PLANT GROWTH REGULATORS

Benefits of Plant Growth Regulators (PGRs)

Included in your Base Maintenance

IMPROVED COLOR & BLOOMS



The plant will still produce as much energy, but concentrated in a shorter stem/blade. As a result, you will see a greener plant. And more energy means more blooms and color!

REDUCED NOISE

With reduced equipment operations, you will hear less noise pollution caused by edging and blowing equipment.

REDUCED EMISSIONS

Less equipment operations help reduce your carbon footprint and promote environmental awareness at your community.

REDUCED IRRIGATION

Root density is increased, and the plant becomes more drought tolerant. Watering schedules may also be reduced.



THE BENEFITS ABOUND!

PGR applications are scheduled appropriately during the growing season. The product reduces the length of the stem and keeps the plant denser and neat. It also improves the quantity of flowers that bloom on flowering shrubs and trees, when used.

RECOMMENDATIONS

CONDUCT SOIL TESTING TO ESTABLISH BASELINES

The Greenery recommends that you start by having our team complete soil testing from around your community to ensure a baseline of what your soil nutrient levels are at that time. Once the soil testing results are in, our team will ensure your plant health for turf, shrubs and trees are exactly what is required to keep everything lush and healthy. This will allow your community to shine, while avoiding an over-use of chemicals or applications that may not be required.



WHY SOIL TESTING IS IMPORTANT

Good plant health often requires the application of lime and fertilizer. Soil testing enables you to find out the makeup of your soil and helps you determine how much lime and fertilizer you need to apply.

WHAT TO KNOW ABOUT YOUR SOIL

To find out what may be required to improve your soil's quality, you must establish a baseline understanding of each of the following attributes of the soil:

- Current pH levels of your soil.
- Fertility levels of the principal nutrients.
- Type and quantity of lime your soil needs.
- Nutrients need to be added to your soil as fertilizer.
- Amount of fertilizer your crop and soil needs.

Once selected as your landscaping partner, The Greenery will offer this service as part of your contract.



RECOMMENDATIONS

BE SURE TO SIGN UP FOR OUR EMERGENCY STORM RECOVERY SERVICES PROGRAM

AVAILABLE TO PREMIER CLIENTS ONLY IF YOU PRE-REGISTER

GENERAL DESCRIPTION

When a major weather event occurs it can result in downed trees blocking roads, trees leaning on structures, trees penetrating rooves, flooding due to clogged storm drains and many other overwhelming circumstances on the property. The damage and litter from extreme weather conditions involving lightning, winds in excess of 40 MPH, any named storm, tornadoes, snow and ice or other Acts of God are outside the scope of the base contract. With client pre-approval, crews and equipment will be made available as needed to perform emergency services and cleanup at current labor and equipment rates. If this option is selected at time of contract execution, preferred discounted rates will be given to the client.

PRIORITY SERVICE

Our priority clients get cleaned up before all other clients. The Greenery shall start with the immediate cleanup of the client's property as part of the emergency action plan that is put into effect well before the event. Whether a small debris gathering, or heavy cleanup is necessary, the Greenery will move into action.

DEBRIS REMOVAL

The Greenery is equipped with chainsaws, bobcats and other machinery to have the work done efficiently, and we follow OSHA safety standards to ensure the work is done without damage to person or property. The Greenery has tractors and mini-loaders for moving large tree trunks and limbs, and dump trucks and trailers for hauling away debris if necessary. With a major storm clean-up, FEMA will typically allow the debris to be stacked at the street for removal by FEMA crews.

TREE REMOVAL

The Greenery has contracts with major tree subcontractors to receive priority service for tree work. With the availability of cranes and large equipment, damaged trees that uprooted, snapped or broken off, and/or severely leaning can be safely removed. Smaller trees will be handled by the Greenery directly whenever possible.

PRE-APPROVAL

In the event that an emergency storm response is required, the Greenery is hereby authorized to begin performance of emergency storm recovery services for an amount not to exceed 20% of the annual base price of the existing landscape maintenance agreement. Any additional recovery work that requires payment beyond this financial limit will be communicated to the client for approval to proceed prior to additional services being performed at the additional cost.

RATE LOCK-IN

For any client that accepts the Emergency Storm Recovery Services at the time the contract is executed, the Preferred Client Rates shall be offered. These preferred rates are discounted from the standard storm recovery rates as specified in the chart that follows.





EMERGENCY STORM RECOVERY SERVICES

Authorization Option

Property Name: Villages of Westport Community Development District

The authorization to perform emergency storm recovery services is valid for the term of the current landscape maintenance contract between the client and the Greenery. This authorization shall automatically renew each year under the same terms and conditions provided the recurring landscape maintenance contract remains in effect between the client and the Greenery unless the client or the Greenery provides 45 days written notice.

SPECIFIC CONDITIONS:

- This authorization does not affect the rates or scope of services set forth in the existing landscape maintenance contract between the client and the Greenery.
- Damage and litter from extreme weather conditions involving lightning, winds in excess of 40 MPH, any named storm, or snow and ice, are outside the scope of the existing landscape maintenance contract between the client and the Greenery. In the event that an emergency storm response is required, the Greenery is hereby authorized to begin performance of emergency storm recovery services for an amount not to exceed 20% of the annual base price of the existing landscape maintenance agreement.
- This authorization designates the client as a “Preferred Client” for emergency storm recovery services and hereby provides the client eligibility to receive the preferred client rates as detailed in the preferred rates section of this authorization.
- This authorization is intended to facilitate rapid response to an emergency situation outside the scope of the existing contract. The authorization does not guarantee the entire property can be completely recovered within the budget of the pre-authorized amount.
- Any additional recovery work that requires payment beyond the financial limit set forth in this authorization will be communicated to the client for approval prior to additional services being performed at an additional cost.

FEES: A finance charge of 1 ½% per month (18% per annum) may be charged to any delinquent account in excess of 90 days from date of billing. If it is necessary to institute suit to collect on the account, attorneys’ fees and costs will be recoverable in addition to the then account balance.

PREFERRED CLIENT RATES:

	Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate
LABOR (per hour)			EQUIPMENT (Includes operator per hour)			SNOW REMOVAL		
Supervisor Labor Rate	\$120	\$140	Chain Saw	\$120	\$155	Plow Work (min 2" snow before deployed)	\$160	\$225
General Labor Rate	\$85	\$115	Climbers	\$165	\$190	Hand Work (Shoveling) per hour	\$50	\$70
			Chipper	\$120	\$155	Ice Melt (per bag installed)	\$35	\$50
			Mini-loader	\$165	\$190			
			Street Sweeper	\$140	\$200			
			Bobcat / Skid Steer / Loader	\$195	\$250			
DISPOSAL			SUBCONTRACTOR FEES (Cost Plus)	25%	35%			
Dumpster Haul 30CY (Cost plus)	25%	35%						
Dump Truck or Trailer Haul 8CY	\$260	\$350						

(Authorized Signature)

(Print Name, Date)

FREEZE PROTECTION

FREEZE PROTECTION ABILITY

The Greenery, Inc. can provide frost-cloth, outside of the contract price, as needed, but this typically only lessens the impact of frost by a couple of degrees and is not a guarantee against frost damage, especially over a long period of time under a freeze. We would work with the community to ensure the CDD irrigation is not running during the anticipated hard-freeze, as predicted. Our Plant Guarantee is as follows: The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by The Greenery, Inc. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God. We understand last winter's freeze was an Act of God, and unfortunately for many communities, there was little that could be done to protect the types of plant material used across most of North Florida - as many species planted here in common landscaping designs are not freeze tolerant plants (especially under a lengthy freeze).

Freeze Protection Options & Costs

We offer the following services to protect your system and landscape during freeze events. All services are billed per event.

1. System Shutdown & Drain

We can shut down the system and drain all above-ground pipes and pumps to prevent freeze damage.

Cost: \$75/hour (labor only)

This service includes:

System shutdown and draining of above ground infrastructure

A return visit to re-prime and restart the system once conditions allow

2. Landscape Freeze Protection

We can provide drop cloth coverage for plants and landscaping to protect against frost and freeze.

Cost:

Labor: \$40/hour

Materials: Charged at 1.35× actual cost



UTILIZE OUR BEST PRACTICES

Mowing, Trimming, and Weeding

- Whenever possible use mechanical methods of vegetation removal (e.g., mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides.
- Use hand weeding where practical.
- Performing mowing at optimal times.
- Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill.
- Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.



Irrigation Management

- Follow the St. Johns River Water Management District Best Practices.
- Understand that a water-efficient landscaping helps save water resources.
- Where practical, use automatic timers to minimize runoff.
- Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no excessive runoff from the landscaped areas.
- Apply water at rates that do not exceed the infiltration rate of the soil.

Waste Management

- Utilize plant growth regulators (PGR's) when applicable to reduce the amount of plant growth material.
- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.
- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.

BEST PRACTICES CONTINUED

Fertilizer and Pesticide Management

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Periodically test soils for determining proper fertilizer use.
- Pesticide application must be under the supervision of a qualified pesticide applicator.
- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected.
- Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring.
- Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect property for pest and plant health on a consistent basis.
- Inspect all equipment and vehicles daily.

Training

- Educate and train employees on job site safety, such as use of protective personal gear, traffic, equipment use, heat management and chemical application techniques.
- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the latest IPM techniques.
- Use a training log or similar method to document training.



BEST PRACTICES CONTINUED

QUALITY ASSURANCE PROGRAM

Quality Control

We maintain a comprehensive quality control process to continually maintain safety and curb appeal and prevent expensive plant replacements. Regular inspections are performed to identify any areas that need improvement whether an adjustment to the routine maintenance. Opportunities to authorize extra work for added value are also suggested.

We assemble a landscaping quality control plan based on your contract specifications and personalize it with you scope of work information. If our customer has specific contract QA/QC requirements, we'll review them and incorporate them into our overall plan.

Best in Class Practices

We utilize time tested and proven reliable landscape management practices and combines them with a leading-edge scientific approach. This combination makes us extremely efficient and cost effective and allows us to deliver value driven, high quality landscape services that maintains quality as our core competency. The Greenery shares best practices throughout our organization, continually striving to further improve our value driven processes, thus enabling us to the deliver the best practices to our clients to produce quality results.

Operational Best Practices

Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools. Choose low water using flowers, trees, shrubs, and groundcover. Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscapes water efficiency. Grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn. Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a qualified pesticide applicator.



EXHIBIT G**Affidavit for Anti-Human Trafficking**

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared, who being duly sworn, deposes and says (the "Affiant").

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Branch Manager (Title) of The Greenery, Inc. (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Tpost 3 Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Roy Grantham
Signature of Affiant

12/2026

Sworn before me on July 2, 2026

Lisa P. Paxton
Notary Public Signature



Notary Stamp

WHY CHOOSE THE GREENERY?

... Because what matters to you,
is everything to us.

PRIDE IN WORK

results in great service to our customers

HIGH RANKING SAFETY STANDARDS

BEAUTIFUL, QUALITY LANDSCAPE SERVICES

COMPETITIVE PRICING

CUSTOMIZED COMMUNICATIONS

on-site meetings, emails, phone calls, texts

— **WHATEVER IT TAKES**

CUSTOMER SATISFACTION

having YOU as a highly satisfied customer

— striving to **EXCEED YOUR EXPECTATIONS**

ENHANCING PEOPLE'S LIVES THROUGH BEAUTIFUL LANDSCAPING



2026 LANDSCAPING MAINTENANCE PROPOSAL



LANDSCAPING MAINTENANCE PROPOSAL

MAINTAIN | ENHANCE | COMMUNICATE

Villages of Westport Community CDD

6702 Sandle Drive, Jacksonville, FL 32219

SUBMITTED TO

Samantha Harvey

Villages of Westport Community Development District

SUBMITTED BY

Gus Samartzis

Yardnique Inc.

DATE SUBMITTED

July 2, 2026

Yardnique Inc.

11323 Distribution Avenue East, Jacksonville, FL 32256

www.yardnique.com

Samantha Harvey

Villages of Westport Community Development District
6702 Sandle Drive, Jacksonville, FL 32219

Dear Samantha Harvey,

On behalf of Yardnique Inc., we are pleased to present this landscape maintenance proposal for the Villages of Westport Community Development District located at 6702 Sandle Drive, Jacksonville, FL 32219. Yardnique Inc. is a full-service landscape management company with extensive experience serving Community Development Districts and HOA-governed communities throughout the region. We understand the elevated standards, public accountability, and consistent curb appeal that CDD communities require, and we are fully prepared to deliver a maintenance program that reflects the pride and investment your residents expect year-round.

The enclosed proposal outlines a comprehensive scope of services tailored specifically to the Villages of Westport CDD. Our program includes mowing and turf maintenance performed at 42 visits per year, along with bed detail and landscape maintenance also conducted 42 times annually to ensure every planting area remains clean, defined, and visually polished. To support long-term plant health and turf vitality, we have incorporated a fertilization and pest management program as well as full irrigation system management, keeping your landscape thriving through every season. Our proposal also includes mulch installation totaling 282.9 cubic yards to refresh bed areas and retain moisture, as well as palm and tree trimming to maintain the structural beauty and safety of your community's canopy. Additionally, we have included 9 supplemental services performed during the winter months, ensuring that the Villages of Westport receives uninterrupted, detail-oriented care and year-round attention even during the slower growing season.

At Yardnique Inc., we recognize that managing a CDD landscape goes far beyond routine maintenance. It requires proactive communication with community leadership, consistent on-site supervision by experienced managers, and a team that treats your community as a reflection of their own professionalism. We assign dedicated account managers to every CDD partnership, ensuring that your contacts always have a responsive and knowledgeable representative available to address concerns, coordinate special projects, or provide timely updates. Our teams arrive prepared, perform to a high standard, and hold themselves accountable to the expectations set at the start of every agreement.

We would welcome the opportunity to walk the property with you, answer any questions about our proposed

scope, and discuss how Yardnique Inc. can become a trusted long-term partner for the Villages of Westport Community Development District. Please do not hesitate to reach out at your convenience to schedule a site visit or a follow-up conversation. We are confident that upon review of this proposal, you will find Yardnique Inc. to be the right choice for your community's landscape management needs.

Respectfully submitted,

Gus Samartzis

Yardnique Inc.

919-388-9878

gus.samartzis@yardnique.com

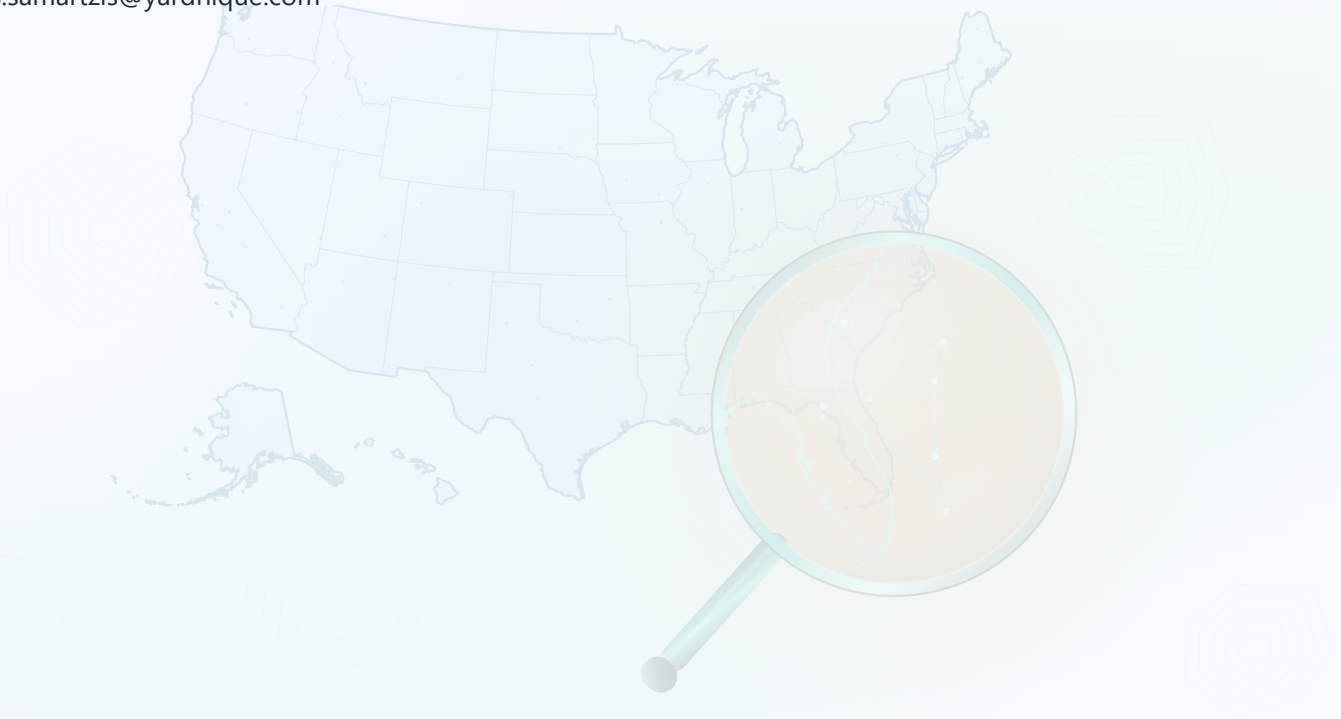


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PROPOSAL FORM

Company Information & Qualifications

COMPANY PROFILE

Proposer General Information:

Proposer Name Yardnique Inc.

Street Address 11323 Distribution Ave. E

City Jacksonville

State FL

Zip Code 32255

Telephone 919-388-9879

Fax no. _____

1st Contact Name Emily McKoy

1st Contact Name - Title Director Business Development

2nd Contact Name Gus Samartzis

2nd Contact Name - Title Director of Operations

Parent Company Name (if any) Yardnique Inc.

Street Address 10014 Chapel Hill Road

City Morrisville

State NC

Zip Code 27560

Telephone 919-388-9879

1st Contact Name Alan Anders

1st Contact Name - Title VP of Business Development

2nd Contact Name Bill Davoli

2nd Contact Name - Title COO

COMPANY STANDING

Proposer's Corporate Form Corporation

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware

Date 04/07/2021

Is the Proposer in good standing with that State? Yes

If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida?

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ____

Yes

If no, please explain

PROPOSER'S CURRENT INSURANCE LIMITS

What are the Proposer's current insurance limits?

	LIMIT \$	EXPIRATION DATE
General Liability	\$1,000,000	4/30/2027
Commercial Automobile	\$1,000,000	4/30/2027
Umbrella/Excess	\$5,000,000	4/30/2027
Workers Compensation	\$1,000,000	1/07/2027

LICENSURE

Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

LICENSES	COUNTY, STATE, OR FEDERAL	IN GOOD STANDING (Y/N)
Irrigation SCC131153293	State	Yes
Certified Pest Operator JFI89065	State	Yes
ISA Certified Arborist - FL6493A	State	Yes
MOT - 610590	State	Yes
	State	Yes

BRANCH SERVICING PROPERTY

SECTION II - PERSONNEL AND EQUIPMENT

List the location of the Proposer's office, which would perform work for the District.

Street Address 11323 Distribution Ave. E

P. O. Box (if any) _____

City JacksonvilleState FLZip Code 32255Telephone 919-388-9879

Fax no. _____

1st Contact Name Brian Stephens1st Contact Name - Title Branch Manager2nd Contact Name Gus Samartzis2nd Contact Name - Title Director of Operations**REQUIRED STAFFING LEVELS**

Required Staffing Levels - Landscape maintenance staff will include the following:

	NUMBER OF STAFF PROVIDED	NUMBER OF DAYS PER WEEK	NUMBER OF DAYS PER MONTH
ACCOUNT MANAGER	1	1	
CHEM, FERT, & PEST	1		1
MAINTENANCE TEAM	4-5	1	
IRRIGATION TECHNICIAN*	1		1

*In addition to the staffing levels identified above, the Proposer must separately include pricing for one (1) irrigation maintenance technician to be onsite for (3) days per week. The District reserves the right to contract separately for irrigation maintenance services.

TECHNICAL PERSONNEL

Technical Personnel – Does the Proposer currently employ any of the technical personnel who have expertise in the fields listed below or other fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):

	NAME OF PERSONNEL	CERTIFICATION(S)
CHEMICAL, FERTILIZATION, PEST	Robert Tabone	CPO
ARBORICULTURE	Rick Giordano	ISA Certified
HORTICULTURE	Jonathan Maceira	FNGLA

	NAME OF PERSONNEL	CERTIFICATION(S)
IRRIGATION	Mike Trump	State Irrigation License

SUBCONTRACTORS

Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

SUBCONTRACTORS: Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name American GroundPro (formerly EZ Mulch)

Street Address 6727 Greenland Industrial Blvd

City Jacksonville

State FL

Zip Code 32258

Telephone 904-254-5366

1st Contact Name Dick Compton

1st Contact Name - Title Account Manager

Proposed Duties / Responsibilities Mulch and Pine Straw Supply/Installation

Subcontractor Name Know Horticulture

Street Address 940 Avalon Road

City Winter Garden

State FL

Zip Code 34787

Telephone 407-654-1972

1st Contact Name Beth Provost

1st Contact Title Account Manager

Proposed Duties / Responsibilities Flowers/Horticulture

COMPANY OFFICERS

OFFICERS OF THE COMPANY

COMPLETE THIS PAGE AND ATTACH PROFESSIONAL PROFILES OR RESUMES

PROPOSER Yardnique Inc.

DATE 06/11/2026

Provide the following information for key officers of the Proposer and parent company if any. Attach additional sheets if necessary.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Brian Dumont	Founder/President	Executive Oversight	Morrisville, NC
Rob Wood	CFO	Executive Oversight	Morrisville, NC
Bill Divoli	COO	Executive Oversight	Morrisville, NC
Joe Cheillini	Senior Vice President	Executive Oversight	Tampa

SUPERVISORY PERSONNEL

COMPLETE THIS PAGE AND ATTACH PROFESSIONAL PROFILES OR RESUMES

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Joe Chiellini	Founder / VP Florida	Executive Oversight	Tampa	As needed	3	30
Gus Samartzis	Director of Operations	Operations/Business Development	Georgia	An needed	16	16
Brian Stephens	Branch Manager	Operations/Leadership	Jacksonville	10	4	30
Dwain Ayres	Account Manager	Client Relations	Jacksonville	15	4	15
Orianna Micacchioni	Account Manager	Client Relations/Production	Jacksonville	10	3	9
Robert Tabone	Agronomy Manager	Fertilization Oversight	Multiple	5	5	30
Mike Van Trump	State Irrigation Manager	Irrigation Oversight	Multiple	As needed	3	35

COMPANY OWNED MAJOR EQUIPMENT TO BE USED ON THIS PROPERTY

TO BE USED IN CONNECTION WITH WORK AT THIS PROPERTY

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	Super Duty Trucks	6	Jacksonville
1	F450 or larger	6	Jacksonville
2	Open/Closed Trailers	6	Jacksonville

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Spray Trucks	12	Jacksonville
1	Ride-on Spreaders	12	Jacksonville
2	72" Mowers	6	Jacksonville
2	60" Mowers	6	Jacksonville
10	Field Equipment - Hand Operated	6	Jacksonville

REVENUE AND EXPERIENCE

List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2025 172,272,581

2024 152,818,163

2023 125,701,726

2022 79,055,804

2021 30,078,572

Has the Proposer performed work for community development district previously?

Community Name	City / County	Annual Contract Amount	Contact Name	Contact Phone/Email	Is This Property a CDD (Y/N)	Describe the services provided to this community and how it is similar to this property	Contact Email	Contact Phone	Describe the services provided
Turnbull Creek CDD	St. Augustine	\$308,000.00	James Schieszer	904-759-9833	Yes	Full Service Maintenance of all common areas, roadways, amenity center, ponds, trails, including irrigation and agronomics			
Hunters Creek Community Association	Orlando	\$1,400,000.00	Seth Emmons			Full Service Maintenance of all common areas, roadways, amenity center, ponds, trails, including irrigation and agronomics	semmons@hunterscreek.net	407-240-6000	

Community Name	City / County	Annual Contract Amount	Contact Name	Contact Phone/Email	Is This Property a CDD (Y/N)	Describe the services provided to this community and how it is similar to this property	Contact Email	Contact Phone	Describe the services provided
Gramercy Woods	Jacksonville	\$190,000.00	Judy Rycraft			Full Service Maintenance of all common areas, roadways, amenity center, ponds, trails, including irrigation and agronomics	judy.rycraft@amjll.com	904-673-9790	
St. Johns Six Mile Creek	St. Augustine	\$377,000.00	Cathy Cox				ccox@mayermgt.com	904-940-1002	Full Service Maintenance of all common areas, roadways, amenity center, ponds, trails, including irrigation and agronomics
Del Webb Heartwood	Midway	\$409,000.00	Lisa Moore				lisa.moore@associatedasset.com		Full Service Maintenance of all common areas, roadways, amenity center, ponds, trails, including irrigation and agronomics

DECLARATIONS

Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ☒ No ☐
 For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: Silver Meadows HOA

Contact: Chasey Polatas

Contact Phone: 904-945-8955

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$81,000.00

Scope of Services for Project:

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

Serviced dates: 2020-current

Reason for Termination:

Service Quality - Short-term contract; Operations was not provided an opportunity to correct.

Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X

If yes, please describe each violation, fine, and resolution

N/A

What is the Proposer's current worker compensation rating? 1.13

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

If yes, please describe each incident

N/A

Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?

Yes ___ No X If yes, please provide:

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

Also, please explain the basis for any bar or suspension:

Basis for bar or suspension (line 1)

N/A

List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

Governmental enforcement actions (line 1) N/A

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

Litigation (line 1)

Floralawn vs. Plexus Capital LLC and Yard-nique Inc. (5/2024) Litigation is against the parent company and not directly associated with the local branch.

PRICE PROPOSAL

EXHIBIT C - PRICING

Villages of Westport Community Development District

OFFICIAL PROPOSAL FORM FOR SOLICITATION OF PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

DESCRIPTION	ANNUAL AMOUNT
Name of Proposer	Yardnique Inc.
PART 1: General Landscape and Lawn Maintenance	\$69,497
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$12,660
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$2,976
PART 4: Irrigation Maintenance Program (3 days / week)	\$4,284
Total Yearly Cost for the first year of the above items	\$89,447
PART 6: Seasonal Flower Rotation 4 INSTALLATIONS X 200 ANNUALS=8,000 ANNUALS PER YEAR	\$2,200
PART 7: Top Choice Application (Per Year)	\$2,400
PART 8: Mulching for Tree and Shrub/Groundcover Bed Areas	\$10,400
Estimate of total cubic yards proposed to service the property	160
Cost of Mulch Per Cubic Yard	\$65
Irrigation Hourly Rate for items not included in the Scope of Services:	\$65

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

OFFICIAL PROPOSAL FORM FOR SOLICITATION OF PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

DESCRIPTION	ANNUAL AMOUNT
Name of Authorized Signatory of Proposer:	Emily McKoy
Title of Authorized Signatory of Proposer:	Business Development Manager
Signature of Authorized Signatory of Proposer:	

GENERAL LANDSCAPE SERVICES

DESCRIPTION	ANNUAL AMOUNT
Mowers w/operator	\$75
Bush-Hog w/operator	\$125
General Laborer-with hand equipment	\$75
General Laborer-trash pickup	\$75
Chem / Fert Technician liquid with truck	\$75
Chem / Fert Technician with granular applicator	\$75
Certified Irrigation Technician	\$75
General Laborer-Irrigation Breaks/Repairs	\$75
Vine Removal	\$65
Sod Replacement (per pallet installed)	\$720

General Landscape Maintenance

EXHIBIT D - COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
Mowing, hard edging, blowing off hard surfaces:	\$518
Pond bank mowing, including line-trimming to water's edge:	\$222
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$1,110
Tree Lifting:	Included in Maintenance
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$2,120

Per service pricing reflects summer seasonal pricing as adjustments are made during the winter months.

Hourly / unit rates for additional work — informational, not part of the Grand Total.

EXHIBIT E - LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

DESCRIPTION	RATE
A. Mowers w/operator	\$75
B. Bush-Hog w/operator	\$125
C. Tractor w/operator	\$125
D. Supervisor with Transportation	\$75

DESCRIPTION	RATE
E. Laborer with hand equipment	\$75
F. Truck w/driver	\$75
G. Irrigation Tech	\$75
H. Granular Pesticide Applicator (Person with Drop Spreader)	\$75
I. Liquid Pesticide Applicator (Person with Spray Truck)	\$75
J. Granular Fertilizer Applicator (Person with Drop Applicator)	\$75
K. Liquid Fertilizer Applicator (Person with Spray Truck)	\$75
L. Granular Weed Control Applicator (Person with Drop Applicator)	\$75
M. Liquid Weed Control Applicator (Person with Spray Truck)	\$75
N. Laborer for Additional Trash Pick-Up	\$75
O. Lump Sum Mowing, entire community	\$1,813

ease provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

1

Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

EXHIBIT F EMERGENCY CLEAN-UP SERVICES

DESCRIPTION	RATE
Debris Removal — Labor (M-F Regular Hours)	\$75
Debris Removal — Labor (Evening or Weekend)	\$95
Debris Removal — Heavy Equipment	\$125
Debris Removal Equipment — Dump Fees per CY	\$65

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.

Yardnique Inc.

Contractor/Firm Name

11323 Distribution Ave. E

Firm Address

Jacksonville, FL 32255

City/State/Zip

904-227-2001

Phone Number

Fax Number

Emily McKoy - Business Development Manager

Name and Title of Representative



Representative's Signature



Date

ABOUT YARDNIQUE INC.

The FAMILY OF COMPANIES

Who We Are

The Family of Companies is a strategic alliance of privately owned, locally operated landscape businesses — each founded and led by experienced landscaping professionals who built their companies from the ground up and continue to lead them today.

We are not a roll-up of nameless acquisitions. We are a family of like-minded operators united by a shared commitment to quality, accountability, and long-term client relationships. Our founders and long-tenured leaders remain deeply involved in day-to-day operations, ensuring the entrepreneurial responsiveness and local expertise that larger national providers simply cannot replicate.

Ownership & Financial Strength

We are backed by Plexus Capital, a private equity partner that shares our values of sustainable growth and operational excellence. This structure gives us the best of both worlds:

- Local Agility — Quick decisions, responsive service, and deep community roots at the branch level
- National Strength — Financial stability, technology investment, and purchasing power of a top-tier national provider
- Long-Term Thinking — Private equity backing without the pressure of public markets, allowing us to invest in people, equipment, and client relationships for the long haul

Our 2025 industry rankings reflect that strength:

- **#15 Lawn & Landscape Magazine Top 100** — 2025
- **#23 Landscape Management LM150** — 2025
- **~\$200M Annual Revenue** — with continued strong growth

Geographic Reach

The Yardnique Family currently operates across six southeastern states:

- Florida
- Georgia

- North Carolina
- South Carolina
- Tennessee
- Alabama

Planned expansion into: Louisiana, Mississippi, Texas, and Virginia.

Our growth strategy is focused on delivering consistent, high-quality landscape services while maintaining strong local accountability and the entrepreneurial culture that distinguishes us.

Capabilities

We deliver comprehensive landscape services across all major disciplines:

- Landscape Management & Maintenance
- Design / Build Services
- Landscape Enhancements, Floriculture & Horticulture
- Irrigation Design, Installation, Repair & Backflow Certification
- Arbor Care and Chemical Spray Services

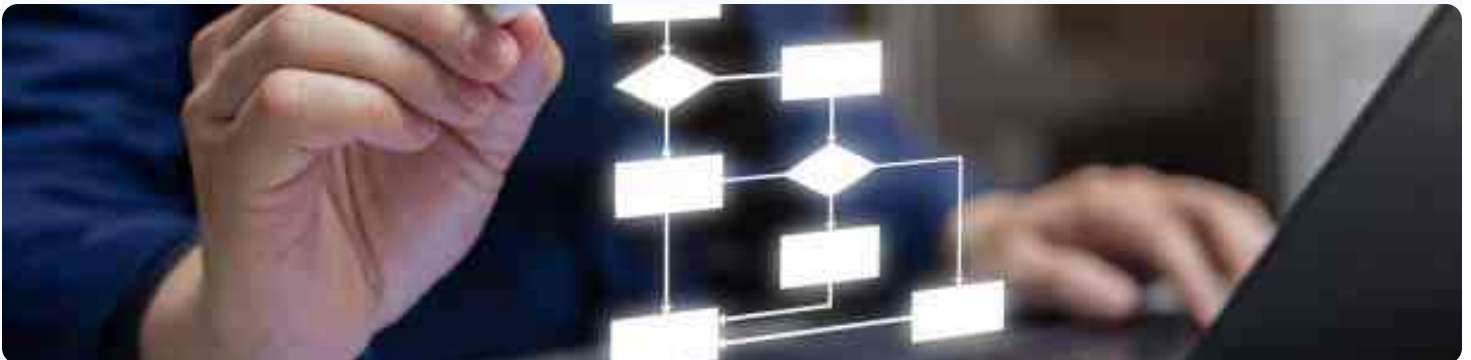
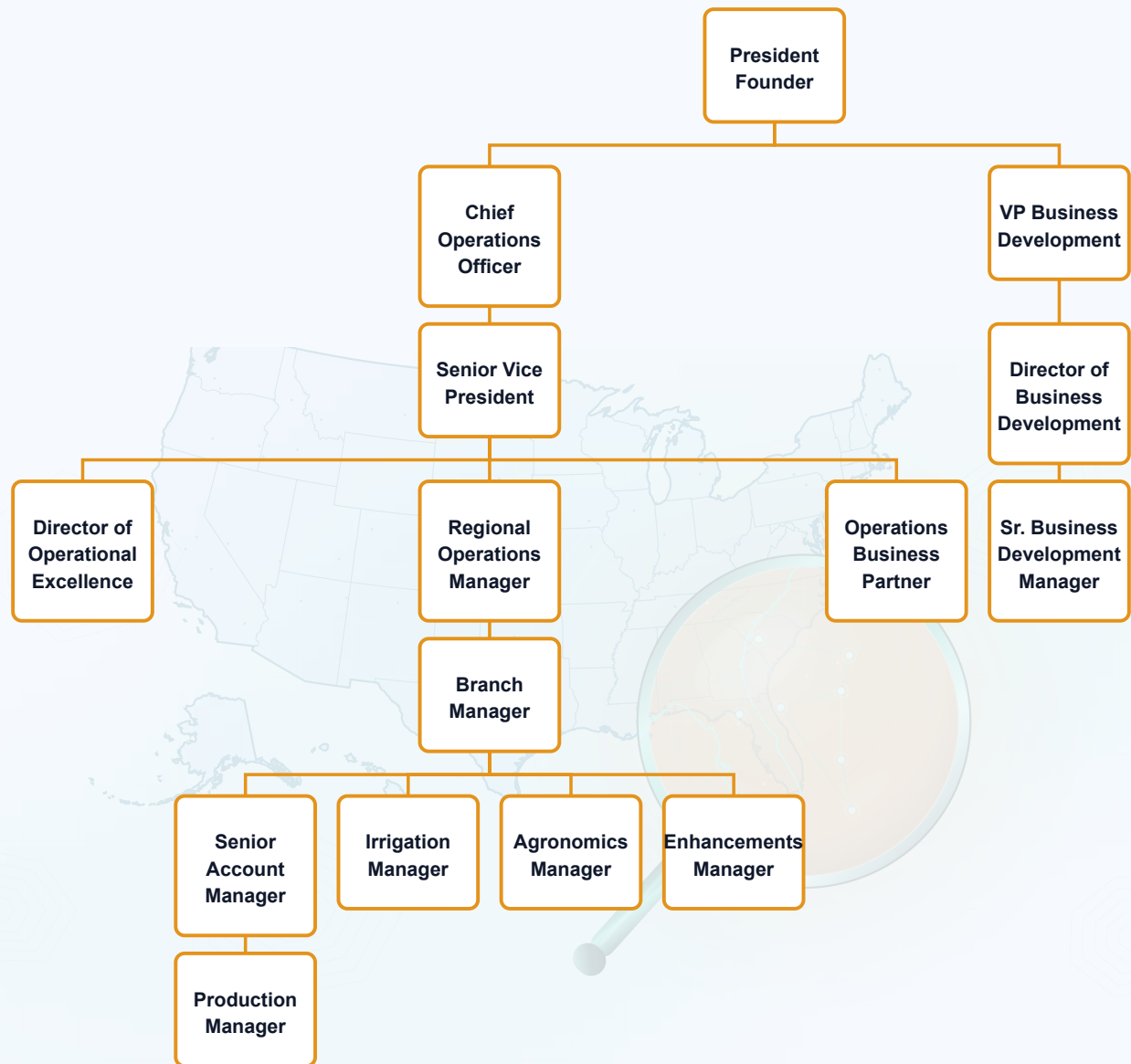
Our Family of Companies

Each company operates independently under proven local leadership, unified by shared values and supported by our collective resources.

- Yardnique
- ASI Landscapes
- Landmark
- Naturescapes
- Phoenix
- Creative
- Unique
- TEAM Management
- Precision
- Palmetto
- Everyday Maintenance
- The McKinley Group

Privately owned. Locally operated. Nationally supported.

LEADERSHIP & ORGANIZATION CHART



MANAGEMENT & SUPERVISORY TEAM


Brian DuMont EXECUTIVE 30 yrs exp

President/Founder

Brian founded Yardnique in 1997 while pursuing a degree in Horticulture Science at North Carolina State University. What began as a way to support himself through college quickly evolved into a professionally driven landscape services company built on technical expertise, operational discipline, and long-term client relationships.

Today, Brian leads Yardnique as a landscaper-owned and operated organization, guiding its strategic growth while maintaining a strong focus on culture, quality, and accountability. His hands-on background in horticulture and field operations continues to shape Yardnique's commitment to delivering scalable, high-performance landscape solutions across the southeastern United States.


Joe Chiellini EXECUTIVE 33 yrs exp

Senior Vice President

Joe founded ASI Landscape Management in 1993, growing the company from modest beginnings into a multi-county commercial landscape organization employing more than 180 team members, with three branches serving the greater Tampa Bay and Orlando markets. Alongside building ASI, Joe served nearly 30 years with Hillsborough County Fire Rescue, retiring at the rank of Captain.


Alan Anders EXECUTIVE 25 yrs exp

Vice President Business Development

Alan Anders brings extensive experience in the environmental services and landscape industries. He has a demonstrated track record in strategic growth, negotiation, operations management, sales leadership, pricing strategy, and team development, supporting scalable and sustainable business expansion.

Alan holds a Bachelor's Degree in Marketing Management from The University of Akron. His disciplined, data-driven approach and collaborative leadership style continue to strengthen client partnerships and drive long-term organizational growth.

**Bill Davoli**

EXECUTIVE

35 yrs exp

Chief Operating Officer

Bill is a seasoned executive in the landscape industry with more than 35 years of experience leading landscape maintenance and construction organizations across the United States. Raised in a family with a long-standing legacy in the green industry, he represents the third generation of landscape professionals.

His leadership is grounded in operational expertise, disciplined growth, and a deep understanding of the landscape industry at every level.

**Kate West**

EXECUTIVE

5 yrs exp

Director of Operational Excellence

Kate is responsible for strengthening financial discipline, operational efficiency, and performance visibility across all of Landscape Management. Her role bridges strategy and execution, ensuring capital and operating budgets, reporting, procurement, and treasury functions are aligned with organizational goals and field operations.

**Laura Gray**

EXECUTIVE

20 yrs exp

Operations Business Partner

Laura's career is built on commitment, collaboration, and operational excellence, Laura has been an integral part of the team — helping shape the processes and partnerships that drive the company forward. Her deep institutional knowledge and passion for people makes her a cornerstone of the organization's leadership.

**Dominick Portoghese**

EXECUTIVE

40 yrs exp

Director of Business Development - FL

Dominick with more than 40 years of experience in the commercial green industry, brings a respected industry reputation and deep, hands-on expertise across all facets of landscape operations. In his Business Development leadership role, he supports continued growth by partnering with select key clients across multiple market segments while leveraging long-standing industry relationships and maintaining high service standards.

**Neil McFadyen**

EXECUTIVE

7 yrs exp

District Director Business Development - FL Gulf Coast

Neil brings more than 20 years of experience in government administration, political oversight, and organizational leadership. A North Carolina native, Neil relocated to Florida more than a decade ago and transitioned into the landscape industry at the onset of the pandemic, applying his background in governance, compliance, and stakeholder engagement to complex HOA, CDD, and commercial environments.

**Mike Van Trump**

EXECUTIVE

40+ yrs exp

Irrigation Manager / FL State License

Mike brings extensive, hands-on expertise across the full spectrum of irrigation systems, components, brands, and emerging technologies — making him one of the most well-rounded irrigation professionals in Yardnique's Florida operation. As the holder of Yardnique's State Irrigation License, he ensures all irrigation work across our portfolio is performed in full compliance with state requirements and industry best practices.

**Gus Samartzis**

16 yrs exp

Director of Sales and Business Development

Gus brings more than 16 years of experience in the driving growth, building strategic partnerships, and delivering results. His leadership style is centered on developing strong client relationships, identifying new opportunities, and creating long-term value for customers and partners. Known for his exceptional communication skills and commitment to service.

**Emily McKoy**

3 yrs exp

Business Development Manager

Emily brings a well-rounded background in customer service and management, paired with a strong ability to adapt and thrive in dynamic environments. With two years of experience in the landscape industry and prior work as a licensed Community Association Manager (CAM)—a credential she continues to hold—she offers both practical expertise and industry insight. In 2025, she further advanced her knowledge by earning the NALP (National Association of Landscape Professionals) Business Class Certificate. Known for her strong work ethic, attention to detail, and commitment to continuous growth, Emily is focused on delivering high-quality results for her team and the clients she serves.


Brian Stephens 30 yrs exp

Branch Manager

Brian brings 30 years of hands-on landscape industry experience to every project he oversees. Having started at the crew level and advanced through field management into Branch Management, he carries a ground-up understanding of operations that few can match. Brian is proficient across all aspects of the landscape industry, with particular strength in client communication, team leadership, and long-term relationship management.


Dwain Ayres 15 yrs exp

Senior Account Manager

Dwain brings over 15 years of landscape industry experience built entirely from the ground up — starting as a labor worker and advancing through Crew Leader and Production Manager roles by consistently outperforming expectations at every level. He has completed thorough industry and Yardnique training across all facets of his position and has been entrusted with some of Yardnique's largest and most demanding accounts.


Orianna Micacchioni 9 yrs exp

Account Manager

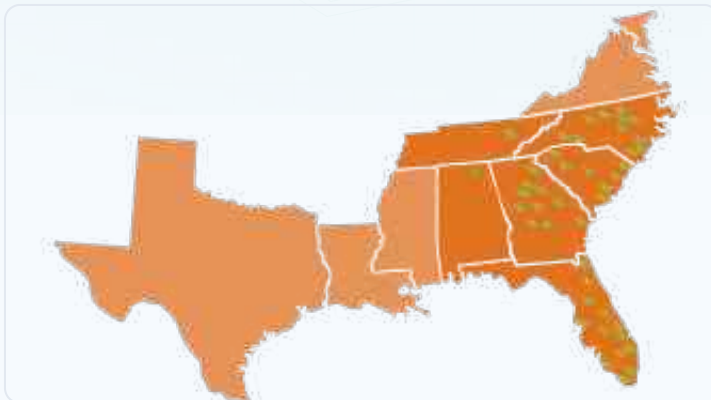
Ori has worked in the landscaping industry for over 9 years. She started in office administration but possessed an affinity for field management and client communication. She has been trained and gained experience as a Crew Leader and Operations / Production Manager and now to Account Manager. She has been through thorough industry and Yardnique training for all facets of her position. Ori excels at maintaining great communications and relationships with clients, with her Production Managers and field-level personnel promoting motivation and teamwork.

FLORIDA BRANCHES

Our companies operate through a multi-branch regional structure designed to provide responsive, locally managed service while maintaining consistent standards across all markets. As a result, we are able to efficiently serve diverse community types, including large-scale master-planned developments, HOAs, CDDs, multifamily, and commercial properties. This geographic footprint allows our teams to deploy resources quickly, reduce response times, and provide hands-on operational oversight tailored to each community's specific needs.

While each branch operates with local leadership and field teams, service standards, operational procedures, and quality controls are applied uniformly across all locations. All of our teams utilize standardized training, reporting, agronomic practices, and performance metrics to ensure consistency regardless of location, while still allowing flexibility for regional conditions and client preferences.

This balanced approach enables dependable, high-quality landscape services at scale, while preserving the accountability, communication, and responsiveness expected from a locally managed provider.



Tampa Bay Region

ASI Landscapes

9702 Harney Road, Thonotosassa, FL 33592

ASI Landscapes

5505 Lorraine Blvd, Bradenton, FL 34211

TEAM Management

6830 Cecelia Drive, New Port Richey, FL 34653

Central Florida

ASI Landscapes

212 12th St. N., Haines City, FL 33844

ASI Landscapes

574 Fairvilla Road, Orlando, FL 32808

Southeast Florida

Yardnique

515 SW 21st. Terrace, Fort Lauderdale, FL 33312

Precision Landscape

9450 Old Dixie Hwy, Lake Park, FL 33403

Southwest Florida

Everyday Landscape

5835 Youngquist Road, Fort Myers, FL 33912

Treasure Coast

Creative

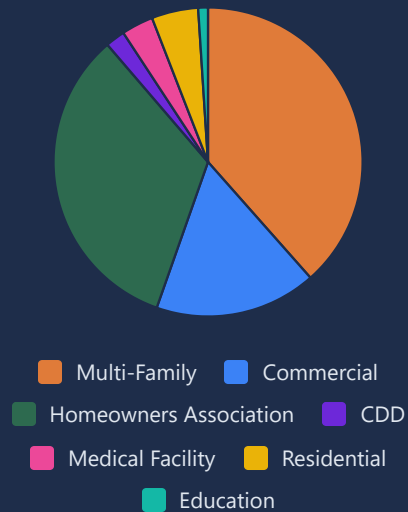
7080 57th Street, Vero Beach, FL 32967

Client Portfolio

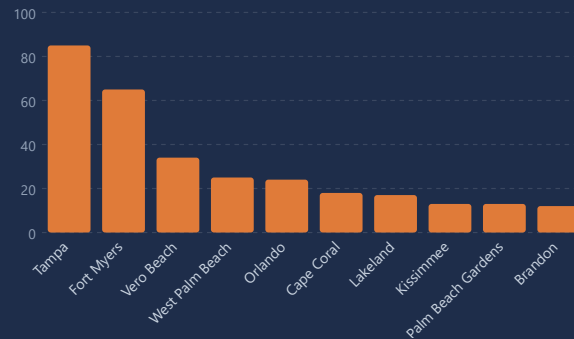
Client Portfolio Summary

Our client portfolio reflects long-standing partnerships with leading national and regional property management firms, including Cortland Partners, Prologis, Highmark Residential, and Willow Bridge. This concentration highlights our ability to consistently meet the operational standards of sophisticated, multi-site clients. Geographically, our services are strategically centered in the Tampa Bay market — representing the largest share of managed properties — with strong coverage throughout Central Florida, including Orlando, Lakeland, Kissimmee, and Riverview. This footprint allows us to deliver scalable, efficient service while maintaining local market expertise across diverse property types.

Industry Breakdown



Territory Statistics



Portfolio At a Glance

7
Property Types

Gulf/Central
Major Service Areas

10+
Primary Market

Multi-Site
Client Expertise

KEY NATIONAL PARTNERS

Del Webb Communities | Cortland | Prologis | Highmark Residential | Benderson Development | USTA National | KPMG Lake House

CURRENT CLIENT REFERENCES

Epperson North CDD**\$567K**

Wesley Chapel, FL · 2025 – Ongoing

Full-service landscape maintenance services to community common area roads, parks, sub associations.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

Panther Trace II CDD**\$268K**

Riverview, FL · 2026 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, ponds, and trails.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

Del Webb Communities (10+)

FL, GA, SC, NC · Ongoing

Contact provided per community / location upon request

St. Johns Six Mile Creek**\$377K**

St. Augustine · 2019 - current

Comprehensive landscape maintenance services

Cathy Cox

Property Manager

May Management

(904) 940-1002 ext. 101 · ccox@maymgt.com

Turnbull Creek**\$308K**

St. Augustine · 2022 - current

Comprehensive landscape maintenance services

James Schieszer

Property Manager

Riverside Management Services

(904) 759-9833 · jschieszer@rmsnf.com

Lexington Oaks CDD**\$210K**

Tampa · 2026 - Current

Comprehensive landscape maintenance services

Mark Vega

District Manager

Inframark

(813) 991-1140 · mark.vega@inframark.com

KEY STAFFING & RESPONSIBILITIES

1 TEAM(S)	1 DAY(S)	50 HOURS	4-5 # OF CREW MEMBERS PER TEAM	2 MANAGERS	2 TECHNICIANS
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Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

START-UP OPERATIONAL PLAN & IMPLEMENTATION TIMELINE

Our companies recognize the importance of delivering consistent, high-quality landscape maintenance services. In alignment with the client-provided Scope of Work and documented Understanding of Project Scope, our start-up operational plan is designed to systematically implement targeted horticultural, agronomic, and curb appeal improvements. These services and enhancements will be introduced and completed within the following outlined timeframes.

PRE

PRE-START — CONTRACT AWARD

- Finalize staffing, equipment, and crew structure
- Conduct pre-start meetings with client representatives
- Review and adjust color-coded service maps, crew assignments, and path-of-motion plans
- Perform property walkthrough to identify priority maintenance issues and deferred enhancements
- Establish agronomic baselines including turf evaluation and soil sampling (if required)

30

WEEKS 1–4 (FIRST MONTH)

- Weekly maintenance begins on Day 1 per approved service maps
- Enhanced management oversight to ensure crews are fully aligned with scope and service areas
- Adjustments to crew structure, routes, or leadership documented and approved as needed
- Complete full irrigation audit of controllers, zones, and components
- Deliver written irrigation report with repair and improvement recommendations
- Initiate preseason fertilization and early weed control to prepare turf for growing season

60

MONTHS 2–3

- Maintenance operations stabilized and operating efficiently
- Identify and propose non-contractual enhancement needs (mulching, seasonal color, palm & tree pruning, shrub bed corrections)
- Address critical enhancements concurrently with routine maintenance
- Coordinate seasonal color or holiday features when requested

90

MONTH 3 — REVIEW

- Staffing and production processes fully optimized
- Formal review meeting with client representative to assess performance and communication
- Continued focus on turf color, weed eradication, and shrub bed detailing
- Conduct soil sampling (if authorized) and tailor agronomic program accordingly
- Ongoing detail enhancements and selective pruning as needed

120+

MONTHS 4–6 — STABILIZATION

- Maintenance operations fully stabilized and performing at peak efficiency
- Seasonal transition plans implemented for fall conditions and debris management
- Staffing levels proactively adjusted to maintain service continuity through off-season cycles
- Continued refinement of turf health, irrigation performance, and agronomic inputs
- Long-term enhancement opportunities identified and prioritized with client input
- Ongoing quality audits conducted to ensure consistency across all service areas

Upon award and prior to commencement of services, working collaboratively with the client, we will finalize and provide a comprehensive, color-coded service map identifying each crew and their designated areas of responsibility by service type. These maps will include project-specific Path of Motion routing for each crew, organized by service day and weekly schedule. The following map provides the property boundaries and takeoff measurements for the property:



AGRONOMIC PROGRAM

FERTILIZATION APPLICATIONS

Our comprehensive Fertilization & Soil Amendment Program delivers targeted applications annually to maintain optimal soil health and plant vitality throughout the growing season. Integrated with our Mowing & Lawn Care Program, Ornamental Bed Maintenance, and Tree Care & Trimming services, our fertilization strategy ensures your entire landscape receives balanced nutrition for vibrant growth. Combined with professional Irrigation System Monitoring, we create an ecosystem where your lawn and plantings thrive year-round.

IPM MANAGEMENT — 4 VISITS/YEAR

Our Integrated Pest Management landscape program combines proactive monitoring, cultural practices, and targeted treatments to maintain healthy outdoor spaces while minimizing chemical applications. With strategic visits per year, our certified technicians assess plant health, identify pest pressures early, and implement cost-effective solutions tailored to your property's specific needs. This approach protects your landscape, reduces environmental impact, and delivers long-term results that traditional pest control cannot match.

PRIMARY OBJECTIVES

- Maintain healthy turf across all zones through consistent mowing and lawn care programming every 7-10 days during the growing season.
- Enhance landscape aesthetics and plant health by delivering professional ornamental bed maintenance including weeding, mulching, and seasonal plantings in designated zones.
- Optimize soil fertility and plant nutrition by applying six targeted fertilization and soil amendment applications throughout the year.
- Monitor and manage irrigation system performance to ensure efficient water delivery and landscape establishment across all service zones.
- Implement integrated pest management protocols with six quarterly visits to identify, prevent, and treat turf and ornamental pests and diseases.
- Promote landscape longevity and safety through proactive tree care and strategic trimming to maintain structure, appearance, and clearance in all maintained areas.

IRRIGATION MANAGEMENT

Inspections
MONTHLY

Repairs
72-HR

Emergency
ON-CALL

MONTHLY INSPECTIONS

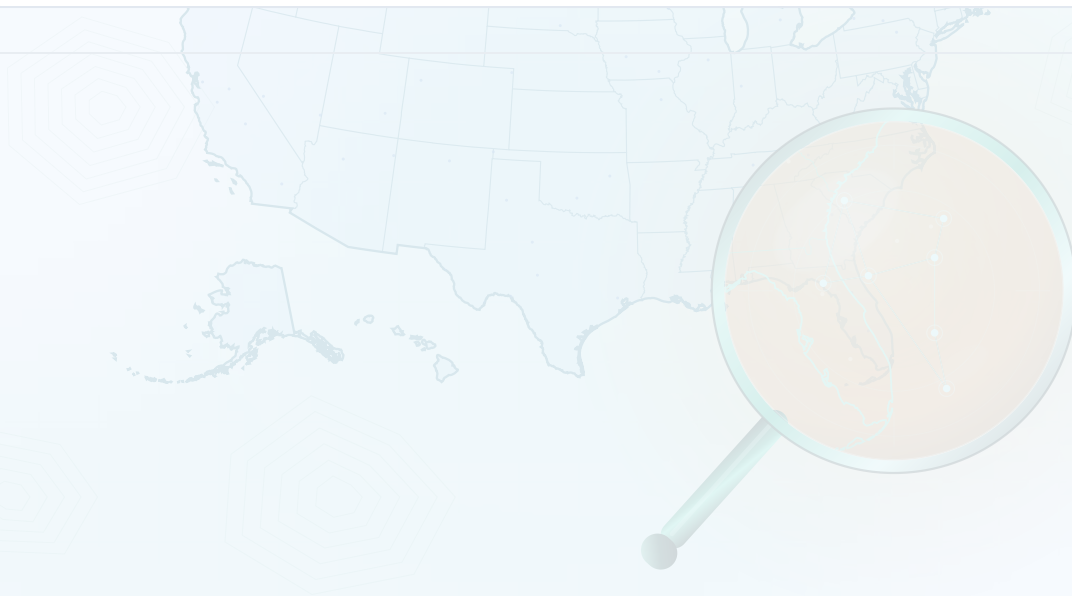
A dedicated professional conducts a comprehensive monthly inspection of all landscape irrigation systems to ensure optimal performance and water efficiency. The inspection includes evaluating sprinkler coverage, checking for leaks or damaged components, verifying proper scheduling, and assessing seasonal adjustments.

STANDARD REPAIRS — WITHIN 72 HOURS

Our team is committed to addressing irrigation system issues promptly, with standard response times of 72 hours or less from the initial service request. This timeframe ensures that water damage, system malfunctions, and landscape concerns are resolved efficiently while minimizing disruption to your property.

EMERGENCY / ON-CALL RESPONSE

Upon notification of a critical irrigation system failure, response teams are mobilized within one hour to assess damage and deploy temporary water delivery solutions while maintaining water distribution to essential zones.



MAINTENANCE SERVICES

Mowing & Lawn Care Program

Seasonal



All maintained turf areas will be mowed in accordance with the frequency above while following the seasonal schedules and the manufacturer's recommended cutting height using properly maintained, sharp-blade commercial equipment. Mowing patterns will be alternated regularly to prevent compaction and encourage upright growth. All hard surfaces including driveways, sidewalks, and curbs will be edged and blown free of clippings at each service visit.

- Equipment blades sharpened and sanitized weekly to prevent disease spread
- Grass clippings blown from all paved surfaces, walks, and curbs
- String trimming of all areas inaccessible to mowing equipment
- Edging of turf against all beds, walks, and curbs at each visit
- Mowing heights adjusted seasonally for optimal turf health and color

Mowing & Turf Care

TURF TYPE	MOWING HEIGHT	GROWING SEASON	DORMANT / OFF-SEASON FREQUENCY
St. Augustine Turf	3.5" - 4.5"	(Apr 1 - Oct 31)	(Nov 1 - Mar 31)
Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Mar)
Non-Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Apr)
Zoysia Turf	Seasonal	Weekly (Mar - Nov)	(Dec - Feb)
Bermuda Turf	1" - 1.5"	Twice Weekly*	Bi-weekly
Field / Athletic Turf	As Required	Per Use Schedule	Per Use Schedule

Edging is defined as the mechanical outlining and separation of turf from adjacent hardscape or planting areas using a mechanical edger only. Chemical edging and string edging are not permitted without prior written approval from the property.

All edging, line trimming, and blowing operations are completed concurrently with scheduled mowing services to ensure a uniform and finished appearance.

Edging & Detail Trimming

SERVICE AREA	METHOD	FREQUENCY (APRIL - OCT)	FREQUENCY (OCT - MARCH)	STANDARD
Driveways / Sidewalks / Curbs	Mechanical hard edging	Weekly	Bi-weekly	Vertical blade only; no bevel
Roadways & Pathways	Mechanical hard edging	Weekly	Bi-weekly	Clean, straight edge
Planting Beds (Soft Edge)	Ghost edging	Every mow	Every mow	Crisp bed line; no grass runners
Trees & Plant Material	Mechanical edging	Every mow	Every mow	No trunk or root damage
Valve Boxes / Grounds Vaults	Trim & edge	Every mow	Every mow	Fully exposed and accessible
Turf Line Trimming	String trimming	As needed	As needed	Match mowing height

Trash & Debris Removal

TASK	FREQUENCY	STANDARD
Site Policing (Pre-Mowing)	Every service	Entire site checked
Maintenance Debris Removal	Prior to lunch & end of day	No debris left onsite
Amenity & Entry Area Inspection	Weekly	Trash-free
Road Gutter Silt Removal	Monthly	Clear drainage paths

Trash and debris removal includes the collection and disposal of litter, clippings, limbs, and maintenance-related debris generated during service operations.

Execution Standards:

- Entire site policed prior to mowing operations
- Maintenance-generated debris removed before lunch breaks and before crews leave the area
- Accumulated road silt within gutter systems removed on a monthly basis
- All debris disposed of offsite in accordance with applicable regulations

Dead Wood & Hazard Removal Standards

- Dead or broken branches within 15 feet of roadways, sidewalks, or cart paths removed promptly
- Hazardous material outside contract scope reported to the property with a proposal for approval
- Approved removals scheduled immediately upon authorization
- All extraneous leaves, weeds, limbs, and debris removed during each routine pruning or detailing cycle

Blowing & Site Cleanliness

AREA	METHOD	FREQUENCY	STANDARD
Hard Surfaces (Sidewalks, Curbs, Roads)	Forced air	Twice daily	Clean and debris-free
Parking Areas & Entrances	Forced air	Every service	No clippings or debris
Amenity Areas	Forced air	Every service	Clean and presentable
Residential Driveways & Walkways	Forced air	Every service	Debris blown away from structures
Storm Drain Interfaces	Controlled airflow	Every service	No debris blown into drains

Neglect, Damage & Vandalism

Any damage to homeowner or community property caused by operations — including but not limited to wiring, screens, downspouts, irrigation components, fencing, or HVAC equipment — shall be reported to both the homeowner and the property representative no later than the close of business on the day the damage occurs.

Responsibility Standards

DAMAGE CAUSED BY OPERATIONS OR NEGLIGENCE	RESPONSIBILITY	RESULTS TIMELINE
Turf, shrubs, trees, or plants damaged by operations or chemicals	Contractor	Immediate replacement
Damage caused by conditions beyond our control (weather, site conditions, third parties)	Client	As authorized
Damage caused by unknown or third-party sources	Reported by Contractor	Upon discovery
Theft or vandalism not attributable to operations	Reported by Contractor	Upon authorization

Repair Execution Standards

- All sprinkler, irrigation, or structural damage caused by operations shall be repaired or replaced within 24 hours at contractor's expense
- Turf, plant material, or trees damaged or killed due to operations, negligence, or chemical application shall be replaced immediately at no cost to the property
- If Contractor fails to complete required repairs within seven (7) calendar days, the property may engage a licensed, insured, and approved third-party vendor
- Costs incurred by a third-party vendor for Contractor-responsible repairs shall be deducted from Clients Landscapes' invoice

Water Damage & Irrigation Failures

- Any water damage resulting from operations negligence shall be corrected promptly and at Contractor's expense
- Damage caused by others shall be reported to the property immediately upon discovery
- Repairs outside Contractor's responsibility shall proceed only after written authorization from the property

Vandalism & Theft

- Damage to or theft of landscaping or irrigation components not attributable to operations shall be documented and reported promptly
- Repairs or replacements will be completed by Contractor only upon property authorization and at the property's expense

MAINTENANCE SERVICES

Ornamental Bed Maintenance

12 Services Per Year



All ornamental planting beds will be maintained to a professional standard on a monthly basis. Services include hand-edging of all bed borders, removal of weeds and invasive species, light pruning and deadheading of flowering plants, and complete debris removal. Shrub and hedge trimming will be performed to maintain intended shape and promote dense, uniform growth throughout the year.

- Hand-edging of all bed borders at every service visit
- Weed removal and invasive plant management
- Pruning of ornamental shrubs, hedges, and groundcovers
- Deadheading of flowering annuals and perennials
- Debris and leaf removal from all planted areas
- Shrub shaping to maintain intended landscape design

Detailing of planted areas includes trimming, weeding (manual or approved chemical methods), pruning, and shaping of all shrubbery, ornamentals, vines, and groundcover. This service also includes defining and maintaining bed lines and tree saucers, removing tree suckers, and eliminating unwanted vegetation from landscaped areas.

Weeding includes removal of vegetation from planting beds, turf runners encroaching into beds, walkways, decks, curbs, and concrete joints. Properties or residents designated on a “no trim” list are excluded from pruning services as directed by the property.

Detailing of Planted Areas - Standards of Scope

SERVICE COMPONENT	METHOD	FREQUENCY	STANDARD
Shrub, Groundcover & Vine Pruning	Hand or power shears	Every 4- 5 weeks (year-round)	Maintain shape, fullness & health
Flowering Shrubs	Selective pruning	Per bloom cycle	No pruning until flowering completes*
Renewal Pruning	Structural cutback	Annually (Feb 1 - Mar 30)	Up to 1/2" of plant mass if required
Weeding (Beds & Mulch)	Manual or approved chemical	Bi-weekly minimum	Essentially weed free
Turf Runners into Beds	Manual removal / edging	Every service	Clean bed definition
Tree Suckers	Manual removal	As needed	Trunk and root flare protected
Signs, Lighting & Sightlines	Vegetation clearance	Every service	Fully visible at all times
Buffer Zones (Natural Areas)	Mechanical cutback	As needed	Minimum 3' buffer maintained

Ornamental Insect & Disease Control

SERVICE DESCRIPTION	METHOD	TARGET	RATE PER APPLICATION
Contact Insecticide Spray	Foliar Spray	Aphids, whitefly, scale	
Systemic Insecticide Treatment	Drench / Foliar	Scale, mites, mealy bug	
Fungicide Application	Foliar Spray	Powdery mildew, leaf spot	
Horticultural Oil Application	Foliar Spray	Scale, mites, psyllids	
Emergency Pest Treatment	As Needed	Active infestation	

MAINTENANCE SERVICES

Fertilization & Soil Amendment Program

Multi-Step Annual Application



A customized 6-step fertilization program will be implemented to promote healthy, vigorous turf and ornamental plant growth throughout the year. Soil pH and nutrient levels are monitored, and applications are timed to match the natural growth cycles of Florida's warm-season turf grasses. All pesticide applications are performed by licensed applicators and fully documented.

- Slow-release granular fertilizer applications timed to growth cycles
- Pre-emergent herbicide applications in spring and fall
- Post-emergent spot treatments as needed between scheduled applications
- Iron and micronutrient supplementation for color enhancement
- Soil pH adjustment treatments as indicated
- All products applied by licensed pesticide applicators

ASI Landscapes shall perform fertilization, insect, disease, and broadleaf weed control services for St. Augustine turf areas in accordance with University of Florida / IFAS Extension recommendations and all applicable local, state, and federal regulations. An annual fertilization and pest management schedule shall be prepared by ASI Landscapes and submitted to the property for review and posting on the community website.

All fertilizers utilized shall contain nutrient formulations specifically blended for the property's unique landscape conditions and shall include a minimum of fifty percent (50%) slow-release nitrogen to promote extended nutrient availability and consistent turf performance. Each application shall include a complete minor-element package to meet the nutritional requirements of Florida landscapes. Application methods shall be determined based on site conditions and overall landscape layout.

Fertilizers shall not be applied within buffer zones adjacent to ponds, lakes, storm drains, drainage ditches, or other water conveyance systems. Applications shall not be performed when heavy rainfall is forecasted or when conditions may result in runoff or environmental impact.

ASI Landscapes shall provide copies of all fertilizer and pesticide labels used on the property upon request. All fertilization and pest control activities shall be conducted in accordance with Florida Green Industries Best Management Practices (BMPs). In counties with an adopted fertilizer ordinance, those regulations shall govern application timing and nutrient selection, particularly during restricted application periods between June and September.

Turf Care Specifications

Annual Turf Fertilization & Pest Management Program

APPLICATION WINDOW	APPLICATION TYPE	SERVICE DESCRIPTION	MATERIAL / NOTES
February	Granular	Early-season fertilization with pre-emergent weed control	24-0-10 fertilizer, 75% slow-release nitrogen + pre-emergent
April	Granular	Fertilization with chinch bug prevention	21-0-10 fertilizer, 75% slow-release nitrogen + insecticide
June	Liquid	Liquid fertilization with chinch bug control (as needed)	High manganese formulation (fl oz rate) + insecticide
September	Granular	Fall fertilization with micronutrients	10-0-20 fertilizer, 50% slow-release nitrogen + micros
October	Liquid	Targeted chinch bug treatment (as needed)	Arena# 50 WP
November	Granular	Late-season fertilization with micronutrients	24-0-11 fertilizer, 50% slow-release nitrogen + micros

Pre-Emergent Weed Control Schedule

APPLICATION	TIMING	TARGET WEEDS
Spring Pre-Emergent	January – February	Summer annuals, crabgrass
Fall Pre-Emergent	September – October	Winter annuals, Poa annua

Turf Disease Control

APPLICATION	TIMING	DISEASE TARGET
Preventive Fungicide — Spring	March – April	Brown patch, gray leaf spot
Curative Fungicide Application	As Needed	Active disease identification
Take-All Root Rot Treatment	Spring / Fall	Gaeumannomyces sp.
Pythium / Root Rot Treatment	Wet Season	Pythium aphanidermatum

Small Tree & Shrub Care Program

Fertilization Standards

Tree and shrub fertilization shall be performance-based and applied a minimum of quarterly using an 8-2-12 + 4% Magnesium (Mg) blend or other UF/IFAS-recommended equivalent containing all required minor elements. Fertilizer materials shall be 100% slow-release or an approved equivalent to promote consistent nutrient availability and reduce leaching.

- Trees less than six (6) inches trunk diameter are included within the standard ornamental fertilization program
- Trees greater than six (6) inches trunk diameter will be fertilized through the turf fertilization program
- Trees greater than six (6) inches trunk diameter will be fertilized through the turf fertilization program

Ornamental Treatment

APPLICATION WINDOW	TYPE	SERVICE DESCRIPTION	MATERIAL
March	Granular	Ornamental bed fertilization (50% slow-release)	13-0-13 + Micros*
April - June	Liquid	Pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
September	Liquid	Fall pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
October - November	Granular	Fall ornamental bed fertilization	13-0-13 + Micros*

Lawn Insect Control Program

APPLICATION	TIMING	TARGET PESTS
Spring Application	April – May	Chinch bugs, sod webworm, armyworm
Summer Application	June – July	Chinch bugs, fire ants
Late Summer Application	August – September	Armyworm, grubs, chinch bugs
Fall Application	October – November	Overwintering insects
Emergency / Spot Treatment	As Needed	Active infestation response

Post-Emergent Weed Control

SERVICE DESCRIPTION	APPLICATION METHOD	TARGET
Broadleaf Weed Control — Turf	Broadcast Spray	Clover, dollarweed, spurge
Sedge Control — Turf	Spot Treatment	Nutsedge, kyllinga
Spot Weed Control — Beds	Directed Spray	Mixed broadleaf & grassy weeds
Total Vegetation Control	Directed Spray	Bare ground / edging areas

Soil Amendment & pH Management

SERVICE DESCRIPTION	UNIT	NOTES
Soil pH Test	Per Sample	Lab submission
Lime Application	Per 1,000 SF	Raises pH
Sulfur Application	Per 1,000 SF	Lowers pH
Organic Compost Top-Dress	Per 1,000 SF	1/4 inch application
Liquid Soil Conditioner	Per 1,000 SF	Humic / fulvic acid
Topdressing — Silica Sand	Per 1,000 SF	Thatch management



IPM Matrix - Routine Inspections (As-Needed Applications)

IPM COMPONENT	PURPOSE	PRIMARY ACTIONS	EXAMPLES / APPLICATION	BENEFIT TO PROPERTY
Monitoring & Scouting	Early detection of pests, disease	Routine inspections by trained personnel	Weekly site walk-throughs to identify chinch bug activity	Reduces need for broad-spectrum chemicals
Accurate Pest Identification	Ensure correct treatment method	Identify pest species and damage source prior to treatment	Differentiating insect damage from disease or nutrient deficiency	Prevents ineffective treatments
Action Thresholds	Avoid unnecessary treatments	Treatment initiated only when pest levels exceed UF/IFAS thresholds	Spot treatment rather than blanket applications	Environmentally responsible control
Cultural Controls	Promote plant health to naturally resist pests	Proper mowing heights, irrigation management, soil-based fertilization	Adjusting irrigation to reduce fungal pressure	Stronger turf and ornamentals
Mechanical / Physical Controls	Non-chemical pest reduction	Manual removal, pruning, barriers, sanitation	Hand-pulling weeds, pruning infected limbs	Immediate control without chemical exposure
Biological Controls	Utilize natural pest suppression	Preservation of beneficial insects and organisms	Protecting predatory insects during treatment planning	Supports ecosystem balance and pollinator health
Targeted Chemical Controls	Precise control when other methods are insufficient	Spot or limited-area applications following label and UF/IFAS guidelines	Targeted chinch bug treatment	Effective control with minimal environmental impact
Documentation & Reporting	Transparency and compliance	Inspection reports, application logs, and treatment summaries	Monthly IPM reports submitted to property	Clear communication, regulatory compliance

MAINTENANCE SERVICES

Irrigation System Monitoring

Monthly Inspections & Seasonal Programming



Our team performs monthly irrigation system inspections to identify and document broken heads, clogged nozzles, coverage gaps, and controller programming issues. Seasonal run-time adjustments are made to comply with local water management district restrictions while optimizing efficiency and turf health throughout the year.

- Monthly system walk-through and zone-by-zone inspection
- Seasonal schedule programming per water management guidelines
- Broken head and nozzle identification and reporting
- Controller programming optimization for water conservation
- Rain sensor testing, calibration, and documentation
- Written deficiency reports provided following each inspection

ASI Landscapes shall perform comprehensive irrigation maintenance inspections at the frequency outlined in the contract. Each inspection includes a full system review to ensure optimal performance, compliance, and protection of landscape assets.

Irrigation Inspection Scope

Water Source Coordination (Reclaimed Systems)

If the irrigation system utilizes reclaimed water supplied by county utilities, ASI Landscapes will maintain ongoing communication with the applicable authority on behalf of the property. This coordination supports system performance and helps document water supply status, pressure conditions, and any imposed restrictions. Inspection reports, combined with this communication, will substantiate operational conditions affecting irrigation performance.

Schedule Management & Reporting

- ASI Landscapes is responsible for adjusting irrigation schedules to account for:
- Weather conditions
- Seasonal changes
- New sod, plants, trees, or landscape improvements

When required, ASI Landscapes will provide backup documentation including run times, run days, and adjustment reports for property review.

- Emergency conditions include, but are not limited to:
- Stuck valves
- Broken mainlines
- Heads spraying into soffits, fascia, or interior spaces

Major Repairs & Approvals

Major irrigation repairs require prior property approval and will be completed under a separate work order. These repairs include, but are not limited to:

- Mainlines 2" and larger
- Satellite or central controllers (ESP, common boards, zone boards)
- Pumps
- Backflow preventers
- Rain sensors

Performance Responsibility & Limitations

ASI Landscapes is responsible for damage to turf or plant material caused by under-watering or over-watering resulting from irrigation system performance. Adjustments to run times, gallons per minute, and coverage will be made proactively to address seasonal needs.

ASI Landscapes shall not be held responsible for:

- Failure of the main water supply
- Insufficient water pressure
- Water restrictions imposed by statutory or regulatory authorities

INSPECTION ELEMENT	SCOPE OF REVIEW
Irrigation Heads	Adjust rotor and spray heads; confirm proper arc, direction, and coverage
Rain Sensors	Verify sensors are present, active, and functioning correctly
Irrigation Zones	Confirm all zones operate as designed
Debris Clearance	Ensure heads are clear of soil, grass, and obstructions
Valve Boxes	Confirm lids are visible, intact, undamaged, and free of debris
Valves	Verify valves are accessible and free of soil or turf intrusion



Palm Tree Program

The Palm Tree Program is designed to promote long-term palm health through a proactive, performance-based approach. By combining balanced nutrition, regulatory compliance, and Integrated Pest Management practices, the program prioritizes prevention, resilience, and sustained visual quality.

Palm Tree Fertilization (Performance-Based)

High-Value Palm Substitution:

High-value palms may receive a specialty formulation such as 13-0-13 or 8-2-12 Southern Palm Special, as appropriate.

Therapeutic Nutrient Support:

Targeted therapeutic applications of minor elements shall be included for ornamental palms exhibiting documented nutrient deficiencies.

Regulatory Compliance:

All fertilization practices shall comply with applicable county and municipal Fertilizer Ordinances, which shall prevail and serve as the governing guide for nutrient selection and timing.

Preventative vs. Therapeutic Maintenance

Preventative Care (Preferred Approach) Preventative palm maintenance is the most effective strategy for long-term health and performance. Through regular inspections, proper fertilization, appropriate irrigation practices, and timely pruning, palms are strengthened and better equipped to resist pests, diseases, and environmental stress. Addressing potential issues before symptoms appear promotes vigorous growth, structural integrity, and extended palm longevity.

Therapeutic Care (As Needed)

Therapeutic maintenance focuses on correcting visible symptoms and underlying causes after damage has occurred. While necessary in certain situations, this approach often results in delayed recovery, increased treatment intensity, and higher long-term maintenance costs.

Program Priority:

By prioritizing preventative maintenance, the need for extensive corrective treatments is reduced, resulting in healthier, more resilient palms and a more cost-effective management strategy over time.

COMPONENT	PROGRAM STANDARD
Frequency	Quarterly
Program Type	Performance-based (not treatment-based)
Fertilizer Type	Complete palm fertilizer with all required minor elements

COMPONENT	PROGRAM STANDARD
Nitrogen Source	100% slow-release nitrogen
Standard Blend	8N-2P ₂ O ₅ -12K ₂ O + 4Mg with micronutrients (100% slow-release)
Application Rate	1.5 lbs of fertilizer (not N) per 100 sq. ft. of palm canopy, bed, or landscape area
Application Method	Applied in a narrow band around the base of each palm
Rate Adjustment	Canopy size and site conditions determine actual amount applied per palm



SPECIAL SERVICES

Palm & Tree Trimming

Included in Contract

All palms and trees within the maintenance scope will be trimmed on an annual basis or as specified in the executed contract. Palm fronds will be removed at the proper cut point to promote healthy regrowth and a clean, uniform appearance. Dead, crossing, or hazardous branches will be removed from all landscape trees as part of routine trimming.

- Sabal palm trimming: removal of 9–3 o'clock dead fronds only
- Phoenix and Washingtonia palms trimmed according to seasonal needs
- Tree canopy thinning to reduce wind resistance and improve structure
- Dead and hazardous limb removal included at each trimming
- Site cleanup and debris removal included with every service



SPECIAL SERVICES

Annual Color Rotation

Optional Service - invoicing at time of installation

Seasonal color rotations are performed to maintain vibrant curb appeal and year-round visual interest throughout the community. Plant selections are made based on Florida's growing seasons, sun exposure, and community aesthetic preferences. Full bed preparation, planting, and initial deep watering are included with each rotation.

- Spring/Summer: heat-tolerant selections (pentas, vinca, marigolds, lantana)
- Fall/Winter: cool-season varieties (petunias, snapdragons, pansies, dianthus)
- Full bed preparation including soil amendment prior to each rotation
- Standard 9-inch spacing for full coverage and visual impact
- Plant variety and color selections subject to board approval



SPECIAL SERVICES

Mulch Replenishment

Optional Service - invoicing at time of installation

Annual mulch replenishment is performed to maintain a 2–3 inch depth in all ornamental planting beds. Fresh mulch applications improve soil moisture retention, moderate root zone temperatures, suppress weed germination, and significantly enhance the overall aesthetics of the community. All bed borders are re-edged prior to application.

- Premium shredded hardwood or pine bark mulch (board-approved selection)
- Beds fully edged and cleared of debris prior to each application
- Applied to maintain 2–3 inch depth throughout all planted areas
- Maintained 2–3 inches clear of tree trunks and shrub crowns
- Delivery, installation, and complete site cleanup included



Mulch Installation

SEASON	APPLICATION PERIOD
Winter	January - March
Fall	August - October

Approved Mulch Types

CATEGORY	MATERIALS
Preferred - Organic	Pine bark, cypress mulch, hardwood mulch, straw, leaves, compost
Preferred - Recycled	Melaleuca mulch, recycled wood chips
Not Recommended	Rubber mulch, plastic mulch, dyed wood chips containing harmful additives

Mulch Installation Standards

SPECIFICATION	REQUIREMENT
Depth	1 - 2 inches recommended; maximum 3 inches
Plant Clearance	Maintain 2 - 3 inch gap from trunks, stems, and structures
Replenishment	Annually or as needed to maintain depth and appearance

Environmental Considerations

FOCUS AREA	PRACTICE
Sourcing	Utilize local and sustainable suppliers when available
Moisture Conservation	Reduce evaporation and erosion
Soil Health	Improve structure and microbial activity
Recycling	Encourage use of recycled organic materials



TERRALENS

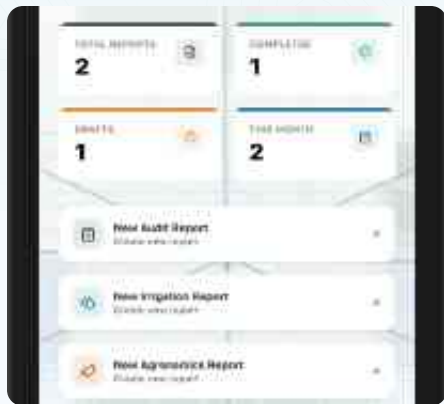
FIELD MANAGER

OUR SERVICES & TECHNOLOGY

Real-Time Property Intelligence & Digital Reporting

Our team utilizes TerraLens Field Manager — a proprietary, cloud-based field management platform — to document every service visit with GPS-verified timestamps, comprehensive photo documentation, and real-time condition reporting. Board members and property managers receive transparent, accessible records of all work performed.

TerraLens transforms traditional service logs into a living digital record of your property's landscape history — enabling data-driven decisions about maintenance programs, capital budgets, and enhancement priorities.



- GPS-verified service documentation for every visit
- Photo-documented site audits with annotated condition reports
- Real-time irrigation inspection and deficiency tracking
- Agronomic and turf health assessment reporting
- Digital signature capture for work order authorization
- Accessible by board members and property managers 24/7



OUR SERVICES & TECHNOLOGY

Landscape Design & Enhancement Services

Protecting Property Values Through Purposeful Design

Our in-house design team delivers comprehensive landscape design and enhancement services to help communities elevate curb appeal and protect long-term property values. From entry feature renovations and monument enhancements to full community-wide landscape master plans, we combine creative vision with deep horticultural expertise.

Every design recommendation is grounded in local plant knowledge, Florida-Friendly landscaping principles, and an understanding of the unique character of each community we serve.



- Conceptual design and plant palette consultation
- Entry feature and monument area renovations
- Community-wide landscape master planning
- Irrigation system design and upgrade management
- Architectural lighting design for safety and aesthetics
- Hardscape integration and contractor coordination

Landscape Maintenance - Additional Services

SERVICE CATEGORY	DESCRIPTION	UNIT OF MEASURE	RATE RANGE*
Mulch Installation	Supply and install approved organic mulch, including bed preparation and edging	Per cubic yard (installed)	\$65 - \$75 / CY
Annual Color Change-Out	Removal of existing material, bed prep, and installation of seasonal annuals	Per plant	\$3.00 - \$4.50
Annual Bed Renovation	Complete bed renovation including cultivation, soil amendment, grading, and prep	Per labor hour	\$75 / hour
Shrub Replacement	Removal and replacement of shrubs (1-gal through large containers)	Per shrub	\$25 - \$225
Tree Replacement	Removal and replacement of trees up to 6" caliper	Per tree	\$350 - \$1,200
Palm Installation	Supply and install palms (container or field-grown)	Per palm	Priced per size
Enhanced Bed Weeding	Intensive hand-weeding beyond routine maintenance	Per labor hour	\$55 - \$75
Sod Replacement	Removal and replacement of damaged turf areas	Per sq. ft.	\$2.50 - \$4.50

APPENDIX 1 — LICENSES/CERTIFICATIONS (1/4)



APPENDIX 1 — LICENSES/CERTIFICATIONS (2/4)



APPENDIX 1 — LICENSES/CERTIFICATIONS (3/4)

CERTIFICATE OF COMPLETION

Sergio Concha

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced - Refresher Course

Training Provider:



A Plus Training by Ron Henley, LLC
9001 SW 124 Street
Archer FL 32618
Phone: 352-339-6553

Verify this Certificate by visiting www.motadmin.com

05/31/2023
Issue Date

05/24/2027
Expiration Date

J.H.
Instructor

610590
Certificate No.



APPENDIX 1 — LICENSES/CERTIFICATIONS (4/4)



APPENDIX 2 — CERTIFICATE OF INSURANCE

		YARDNIQ-02		S1 LEONARD		
CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY) 4/28/2025		
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 Towne Insurance Agency, LLC 7100 Falls of Neuse Road Raleigh, NC 27816			CONTACT: Sarah L. Leonard PHONE (A/C, No. Ext): (919) 882-5175 FAX (A/C, No.): (919) 872-2033 E-MAIL: sleonard@towneinsurance.com			
INSURED Yard Nique, Inc. YN Intermediate Holdings, Inc., YN Holdings, LLC. 10014 Chapel Hill Rd Morrisville, NC 27560			INSURER(S) AFFORDING COVERAGE			
			INSURER A: Selective Insurance Company of the Southeast		NAIC # 39926	
			INSURER B: Builders Mutual Insurance Company		10844	
			INSURER C: Selective Insurance Company of America		12572	
			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.						
NON LTD	TYPE OF INSURANCE	ACORD FORM NO. REV.	POLICY NUMBER	POLICY EFF. MM/DD/YYYY	POLICY EXP. MM/DD/YYYY	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIM-MADE ☒ OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ STATE ☐ LOC ☐ OTHER	X X	32637286	4/30/2026	4/30/2028	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Acc and pers) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPOP AGG \$ 3,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X X	32637286	4/30/2026	4/30/2028	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIM-MADE ☒ DED ☒ RETENTION \$ 0		32637286	4/30/2026	4/30/2028	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED (Necessary to file) (If yes, describe under DESCRIPTION OF OPERATIONS below)	Y/N N/A	WCP1102120	1/7/2026	1/7/2028	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Leased/Rented Equip		32637286	4/30/2026	4/30/2028	Deductible: \$2,500 150,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Workers Compensation for Florida covered under the following policy: Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2028; Policy #: WCP1064817; Limits: \$1,000,000/Each Employee, \$1,000,000/Each Accident, \$1,000,000/Policy Limit Visconti at Westchore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7821/CA7899, as required by written contract. Waiver of Subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7899/WC006913. Umbrella Liability is form following.						
CERTIFICATE HOLDER			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 Sarah Leonard			

ACORD 25 (2016/03)

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APPENDIX 3 — FINANCIAL STATEMENTS (1/8)



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www.bdo.com

300 East Main St., Suite 1500
Norfolk, VA 23510

Independent Auditor's Report

The Stockholder and Board of Directors
YN Holdings, LLC and Subsidiaries
Morrisville, North Carolina

Opinion

We have audited the consolidated financial statements of YN Holdings, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2023, and the related statements of operations, changes in members' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying 2023 consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

The 2022 consolidated financial statements of the Company were audited by other auditors, whose report dated April 27, 2023 expressed an unmodified opinion on those statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

BDO USA, P.C., a U.S. public accounting corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and is one part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO member firms.

APPENDIX 3 — FINANCIAL STATEMENTS (2/8)



In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

BDO USA, P.C.

April 30, 2024

APPENDIX 3 — FINANCIAL STATEMENTS (3/8)

Consolidated Financial Statements

APPENDIX 3 — FINANCIAL STATEMENTS (4/8)

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

December 31,	2023	2022
Assets		
Current Assets		
Cash	\$ 2,149,700	\$ 3,280,809
Accounts receivable, net	11,355,885	8,851,759
Contract assets	28,299	-
Prepaid expenses and other assets	1,151,109	855,219
Due from sellers	-	282,011
Inventories, net	235,989	164,450
Total Current Assets	14,931,982	13,434,268
Property and equipment, net	24,502,599	17,978,431
Right of use asset	2,961,243	2,998,488
Noncurrent Assets		
Goodwill, net	49,030,497	49,680,238
Intangible assets, net	11,392,297	13,293,137
Total Noncurrent Assets	60,422,794	62,973,375
Total Assets	\$ 102,818,618	\$ 97,384,562
Liabilities and Members' Equity		
Current Liabilities		
Current portion of equipment notes payable	\$ 2,416,525	\$ 780,776
Current portion of RGA note payable	593,738	528,738
Line of credit	461,273	1,618,576
Accounts payable	4,438,865	3,295,771
Current portion of contingent earn-out seller subordinated notes payable	985,111	1,763,889
Current portion of lease liabilities	993,717	835,080
Contract liabilities	-	84,035
Deferred revenue	32,428	146,844
Accrued payroll, interest, and other expenses	2,960,203	1,976,973
Redemption payable	4,000,000	-
Holdback payable	1,794,034	-
Earn-out payable	450,000	800,000
Total Current Liabilities	19,086,894	11,790,682
Long-term Liabilities		
Equipment notes payable and loans, net of current portion	6,782,320	2,771,051
RGA note payable, net of current portion and deferred financing costs	56,370,061	49,969,383
Contingent earn-out seller subordinated notes payable, net of current portion	-	2,736,111
Lease liabilities, net of current portion, other long-term liabilities	2,056,509	2,183,208
Total Long-Term Liabilities	65,208,890	57,659,753
Total Liabilities	84,295,784	69,450,435
Members' Equity	18,522,834	27,934,127
Total Liabilities and Members' Equity	\$ 102,818,618	\$ 97,384,562

See accompanying notes to consolidated financial statements.

APPENDIX 3 — FINANCIAL STATEMENTS (5/8)

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

Year Ended December 31,	2023	2022
Sales	\$ 121,548,071	\$ 86,760,033
Cost of Sales	89,287,172	64,216,208
Gross Profit	32,260,899	22,543,825
Operating Expenses		
Selling, general, and administrative	17,021,728	12,589,763
Depreciation and amortization	14,145,126	9,959,918
Total Operating Expenses	31,166,854	22,549,681
Income from operations	1,094,045	(5,856)
Other Expense (Income)		
Interest expense	7,154,244	4,778,582
Other income	(3,119,215)	-
Other expense	2,959,474	2,100,283
Total Other Expense	6,994,503	6,878,865
Net Loss Before Taxes	(5,900,458)	(6,884,721)
Income Tax Expense (Benefit)	1,500	-
Net Loss	\$ (5,901,958)	\$ (6,884,721)

See accompanying notes to consolidated financial statements.

APPENDIX 3 — FINANCIAL STATEMENTS (6/8)

Nondisclosure Agreement Request for current financial statements

This Nondisclosure Agreement (this “**Agreement**”), dated as of _____ (“**Effective Date**”), is by and between Yard-Nique, Inc., a Delaware corporation (“**Disclosing Party**”), and _____ a _____ (“**Recipient**”).

1. In connection with [a potential business transaction between the parties hereto] (the “**Purpose**”), Disclosing Party may disclose to Recipient, or Recipient may otherwise receive access to, Confidential Information (as defined below). Recipient shall use the Confidential Information solely for the Purpose and, subject to Section 3, shall not disclose or permit access to Confidential Information other than to its employees and officers (collectively, “**Representatives**”) who (a) need to know such Confidential Information for the Purpose; (b) know of the existence and terms of this Agreement; and (c) are bound by confidentiality obligations no less protective of the Confidential Information than the terms contained herein. Recipient shall safeguard the Confidential Information from unauthorized use, access, or disclosure using at least the degree of care it uses to protect its most sensitive information and no less than a reasonable degree of care. Recipient shall promptly notify Disclosing Party of any unauthorized use or disclosure of Confidential Information and use its best efforts to prevent further use or disclosure. Recipient will be responsible for any breach of this Agreement caused by its Representatives.

2. “**Confidential Information**” means all non-public, proprietary, or confidential information of or relating to the Disclosing Party, in oral, visual, written, electronic, or other tangible or intangible form, whether or not marked or designated as “confidential,” and all notes, analyses, summaries, and other materials prepared by or on behalf of Recipient or any of its Representatives that contain, are based on, or otherwise reflect, to any degree, any of the foregoing (“**Notes**”); provided, however, that Confidential Information does not include any information that (a) is or becomes generally available to the public other than as a result of Recipient’s or its Representatives’ act or omission; (b) is obtained by Recipient or its Representatives on a non-confidential basis from a third party that was not legally or contractually restricted from disclosing such information; (c) was in Recipient’s or its Representatives’ possession, as established by contemporaneous documentary evidence, before Disclosing Party’s disclosure hereunder; or (d) was or is independently developed by Recipient or its Representatives, as established by contemporaneous documentary evidence, without using any Confidential Information. Confidential Information also includes (x) the fact that the parties are in discussions regarding the Purpose and that Confidential Information has been disclosed and (y) any terms, conditions or arrangements discussed.

3. If Recipient or any of its Representatives is required by applicable law or a valid legal order to disclose any Confidential Information, Recipient shall, before such disclosure, notify Disclosing Party of such requirements so that Disclosing Party may seek a protective order or other remedy, and Recipient shall reasonably assist Disclosing Party therewith. If Recipient remains legally compelled to make such disclosure, it shall (a) only disclose that portion of the Confidential Information that, in the written opinion of its outside legal counsel, Recipient is required to disclose and (b) use reasonable efforts to ensure that such Confidential Information is afforded confidential treatment.

4. On the expiration of this Agreement or otherwise at Disclosing Party’s request, Recipient shall promptly, and in no event more than ten (10) days following such expiration or the receipt of such request, return to Disclosing Party or destroy (and certify as to such destruction) all Confidential Information in its and its Representatives’ possession other than Notes, and destroy all Notes, and certify in writing to Disclosing Party the destruction of such Confidential Information.

5. Disclosing Party has no obligation under this Agreement to (a) disclose any Confidential Information or (b) negotiate for, enter into, or otherwise pursue the Purpose. Disclosing Party provides all Confidential Information without any representation or warranty, expressed or implied, as to the accuracy or

APPENDIX 3 — FINANCIAL STATEMENTS (7/8)

completeness thereof, and Disclosing Party will have no liability to Recipient or any other person relating to Recipient's use of any of the Confidential Information or any errors therein or omissions therefrom.

6. Disclosing Party retains its entire right, title, and interest in and to all Confidential Information, and no disclosure of Confidential Information hereunder will be construed as a license, assignment, or other transfer of any such right, title, and interest to Recipient or any other person.

7. The rights and obligations of the parties under this Agreement expire [three (3)] year[s] after the Effective Date, provided that with respect to Confidential Information that is a trade secret under the laws of any jurisdiction, such rights and obligations will survive such expiration until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Recipient or its Representatives.

8. Recipient acknowledges and agrees that any breach of this Agreement will cause injury to Disclosing Party for which money damages would be an inadequate remedy and that, in addition to remedies at law, Disclosing Party is entitled to equitable relief as a remedy for any such breach without any obligation to post bond or other security.

9. This Agreement and all matters arising out of or relating hereto are governed by, and shall be construed in accordance with, the laws of the State of North Carolina, including its statutes of limitations, without regard to the conflict of laws provisions of such State. Any legal suit, action, or proceeding relating to this Agreement must be instituted in the federal or state courts located in Wake County, North Carolina. Each Party irrevocably submits, and waives any objection, to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

10. All notices must be in writing and addressed to the relevant party at its address set forth below (or to such other address such party specifies in accordance with this Section 10). All notices must be personally delivered or sent by email to the relevant address set forth below or prepaid by nationally recognized courier or certified or registered mail, return receipt requested, and are effective on actual receipt.

Disclosing Party:
Yard-Nique, Inc.
10014 Chapel Hill Road
Morrisville, NC 27560
Attn: Rob Wood
Email: rob.wood@yardnique.com

Recipient

[[
[[

11. This Agreement is the entire agreement of the parties hereto regarding its subject matter, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, whether written or oral, regarding such subject matter. This Agreement may only be amended, modified, waived, or supplemented by an agreement in writing signed by both parties.

APPENDIX 3 — FINANCIAL STATEMENTS (8/8)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date

[RECIPIENT NAME]

YARD-NIQUE, INC.

By _____

Name:

Title:



By _____

Name: Robert Wood

Title: CFO

APPENDIX 4 — W9

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin: For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entity is required. (If it is a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Yard-Nique, Inc.

2 Business name/disregarded entity name, if different from above.
YN OPERATING COMPANY

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
☐ Individual sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate
☐ LLC: Enter the tax classification (S = S corporation, E = E corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (S, E, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).
Exempt person code (if any):
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any):
(Readers to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.): See instructions.
10014 Chapel Hill Rd

6 City, state, and ZIP code.
Morrisville NC 27560

7 Last account number(s) (if any) (optional):

Part I Taxpayer Identification Number (TIN)
Enter your TIN in this appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

8 Social security number
or
9 Employer identification number
8 0 - 3 4 1 2 4 7 6

Part II Certification
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** **Date** **1/24/2025**

General Instructions
Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Get. No. 102518 Form W-9 (Rev. 3-2024)

APPENDIX 5 — AFFIDAVIT FOR ANTI-HUMAN TRAFFICKING

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Constantine Samartzis, who being duly sworn, deposes and says (the "Affiant"):

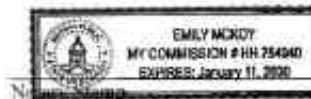
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Regional Manager (Title) of Yardnique (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Tpost 3 Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Constantine Samartzis
Signature of Affiant

Sworn before me on July 1 ~~2025~~ ²⁰²⁶ Emily McKay
Notary Public Signature





PROPOSAL FOR

Villages of Westport CDD

LANDSCAPE MAINTENANCE SERVICES

A comprehensive approach to maintaining the beauty, health, and value of your community.



BID DUE DATE

July 3rd, 2026



BEAUTIFUL

Enhancing curb appeal and community pride.



RELIABLE

Consistent service you can count on.



COMMUNITY FOCUSED

Dedicated to building lasting partnerships and excellence.



LOCALLY OWNED.
COMMUNITY DRIVEN.



QUALITY LANDSCAPES.
LASTING IMPRESSIONS.



PROUDLY SERVING
FLORIDA COMMUNITIES.



6702 Sandle Dr
Jacksonville, FL 32219



Dear Board of Villages of Westport,

- Thank you for the opportunity to present a proposal for your outstanding master-planned community. As Duval, St. Johns, Flagler counties, and the surrounding areas continue to grow and remain among Florida's most desirable places to live, VerdeGo fully understands the importance of delivering a landscape that enhances both property value and resident satisfaction.
- With over 19 years of experience in Northeast Florida, VerdeGo specializes in providing comprehensive landscape design, construction, and maintenance services tailored to large-scale communities. Our team of more than 175 full-time professionals — including certified horticulturists, landscape architects, arborists, and dedicated maintenance crews — offers the expertise and resources needed to support the unique demands of a thriving HOA.
- We recognize that beautifully maintained landscapes are central to your community's identity and appeal. Our holistic approach ensures that common areas, entrances, parks, and amenities create a welcoming and cohesive environment for residents and guests. We focus on proactive care and strategic enhancements that reflect the high standards expected in a premier master-planned community.
- At VerdeGo, clear and consistent communication is a top priority. We provide detailed updates and transparent reporting so your board and management team can make informed decisions with confidence. Our proactive planning approach helps align landscape goals with long-term community objectives and budget priorities.
- We are deeply committed to building lasting partnerships. By combining exceptional service, strong local knowledge, and a passion for landscape excellence, we aim to create outdoor spaces that foster community pride and enrich daily life for residents.
- Thank you again for considering VerdeGo as your trusted landscape partner. We would welcome the opportunity to discuss how our expertise and vision can support and elevate your community's outdoor environment for years to come.

Sincerely,

Shane Cowee

Shane Cowee

Business Development Manager

904-673-3808

scowee@verdego.com



OUR MISSION

To enhance the value, beauty, and livability of every community we serve.



OUR COMMITMENT

Deliver exceptional landscape services with integrity, reliability, and care.



OUR PROMISE

A dedicated team, proactive approach, and results you can see and trust.



6200 SR-13 N
St. Augustine, FL 32092



(386) 437-3122
Office



landscape@verdego.com
www.verdego.com



REFERENCES

TRUSTED BY LEADING COMMUNITY ASSOCIATIONS,
CDDS & MASTER-PLANNED COMMUNITIES



CASCADES AT WORLD GOLF VILLAGE

MANAGER: STACEY JENSEN
ANNUAL CONTRACT: \$850K+

✉ cascadespropertymanagement@gmail.com

☎ 386-276-5134



MIDDLE VILLAGE CDD

MANAGER: JAY SORIANO
ANNUAL CONTRACT: \$480K+

✉ jsoriano@gmsnfn.com

☎ 904-562-0249



DOUBLE BRANCH CDD

MANAGER: JAY SORIANO
ANNUAL CONTRACT: \$420K+

✉ jsoriano@gmsnfn.com

☎ 904-562-0249



MONTEVILLA AT BARTRAM PARK

MANAGER: CHRISTINE HART
ANNUAL CONTRACT: \$170K+

✉ chart@sentrymgt.com

☎ 904-285-1526



WORLD GOLF VILLAGE

MANAGER: TIM HUTCHINSON
ANNUAL CONTRACT: \$240K+

✉ thutchinson@maymgt.com

☎ 855-629-9481 Ext 321



OCEAN HAMMOCK POA

MANAGER: AMY SPRADLING
ANNUAL CONTRACT: \$650K+

✉ aspradling@mayresort.com

☎ 386-446-0085



OVER
\$2.8M+
IN MANAGED
LANDSCAPE
CONTRACTS
ACROSS NORTHEAST
FLORIDA



94%
CLIENT
RETENTION RATE
A TESTAMENT TO OUR
COMMITMENT TO
QUALITY & SERVICE



STRONG
RELATIONSHIPS.
EXCEPTIONAL
RESULTS.



COMMUNITIES WE PROUDLY SERVE



OAKLEAF PLANTATION



MIDTOWNE



WORLD GOLF VILLAGE



ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Thank you to our partners for their trust and collaboration. We look forward to building lasting relationships and beautiful landscapes together.



Reference Letters

TRUSTED PARTNER. PROVEN RESULTS.

Don't just take our word for it—hear from the communities and partners who trust VerdeGo.

CASCADES AT WORLD GOLF VILLAGE



450 HOMES
Full-Service Maintenance Contract



SEAMLESS TRANSITION
Proactive communication and upfront preparation



EXPERT & RESPONSIVE
Knowledgeable staff that addresses needs quickly and efficiently



RELIABLE PARTNER
Delivering high-quality service with professionalism and care



As the Property Manager for Cascades at World Golf Village, I am pleased to provide this reference letter for VerdeGo Landscape. Our community is a full-service maintenance contract, covering all 450 homes as well as the common areas, and VerdeGo has proven to be an outstanding partner in managing these responsibilities.

From the start, VerdeGo's upfront preparation and proactive communication made the transition between companies seamless. They took the time to thoroughly understand the scope of our community and ensured all details were addressed before beginning service. This thoughtful and organized approach instilled confidence and set a positive tone for our ongoing relationship.

I have been particularly impressed with the consistent communication between VerdeGo's team and myself. Their staff is knowledgeable, professional, and responsive, making it easy to address community needs quickly and efficiently. The level of expertise they bring to the table has provided peace of mind to both management and residents alike.

I am very pleased with VerdeGo Landscape and their ability to deliver reliable, high-quality service to a community of our size and complexity. I would gladly recommend them to any organization seeking a professional, communicative, and dependable landscape provider.




Stacey Jensen
Property Manager
CASCADES AT WORLD GOLF VILLAGE



MAY Management SERVICES Inc.



YEARS OF TRUST
A long-standing partnership built on trust and performance



CONSISTENTLY EXCEEDS
Expectations through quality and attention to detail



PROACTIVE & DEPENDABLE
Strong communication and responsive to challenges



COMMITTED PARTNER
Supports community goals with reliability and care



It is my pleasure to provide this letter of recommendation for VerdeGo Landscape. As President of May Management Services, I have had the privilege of working with VerdeGo over many years, and our partnership has been one of trust, consistency, and exceptional service.

VerdeGo has been a valued partner across our portfolio of communities, delivering reliable, high-quality landscape services that exceed expectations. Their crews demonstrate professionalism and attention to detail on every property, and their work is consistently completed with care and precision. What sets VerdeGo apart is their proactive communication and the dependability of their team. Account Managers and Production Specialists remain consistent throughout our projects, ensuring continuity, efficiency, and a true understanding of each community's unique needs.

In addition, VerdeGo has always shown a commitment to addressing challenges swiftly and maintaining open lines of communication. This proactive approach builds confidence for both our company and the communities we serve.

I am proud of the long-standing partnership we have with VerdeGo Landscape and fully endorse their services to any organization seeking a reliable, customer-focused landscape partner.




Catie Marks
President
MAY MANAGEMENT SERVICES



**ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.**

We are honored to be the trusted landscape partner for the communities we serve and look forward to continuing to build lasting relationships rooted in performance and partnership.

Who We Are



Rooted in Relationships

For almost 20 years we've been rising before the sun, rolling up our sleeves, growing strong, healthy plants and creating beautiful environments. We understand that landscaping is a continuous process that requires diligence, responsibility, consistency, and that excellence lies in the details. We deliver exceptional results by going above and beyond, building relationships that blossom into long-term partnerships.



Our Mission

VerdeGo Landscape's promise goes beyond thriving landscapes. We take pride in our work and aim to act as trusted advisors to our clients with customized solutions and exceeded expectations. We are dedicated to delivering exceptional results.

Operational Approaches



Communication

Proactive and continuous communication is a key factor to our success and sets us apart as a company.



Dedicated Staff

Results come when your team truly connects with the property, they are servicing.



Consistency

Retaining the same crew on a sited job allows them to take pride and ownership in their results.



Accountability

Being accountable means working with integrity. Monthly internal assessments are used to evaluate the property's status and our team's performance.

OUR VERDEGO LOCATIONS

Local presence. Stronger communities. Exceptional results.



1 1872 Nova Rd.
Holly Hill, FL 32117

PROUDLY SERVING
VOLUSIA COUNTY AND
THE DAYTONA BEACH AREA
with dependable service
and experienced teams.

2 3335 N State St
Bunnell, FL 32110

HEADQUARTERS & NURSERY
Our Bunnell location
serves as our corporate
headquarters and nursery,
supporting our operations
and growing excellence
from the ground up.

3 6200 State Road 13
St. Augustine, FL 32092

SERVICING VILLAGES
OF WESTPORT CDD
Our St. Augustine location
will be the primary team
servicing the Villages of
Westport CDD with
dedicated focus and
on-site support.



THREE LOCATIONS. ONE COMMITMENT.

Building stronger communities across Northeast Florida.



6200 SR-13 N
St. Augustine, FL 32092



(386) 437-3122



verdegolandscap.com

Built on Growth, Driven by Relationships

Our success is rooted in the values that guide how we work and the relationships we build.



Consistency:

Reliable crews and Dedicated Staff



Communication:

Proactive and responsive



Accountability:

Monthly assessments to evaluate property's status



Relationships:

Long-term partnerships



Full-Service:

Maintenance, enhancements, irrigation, design



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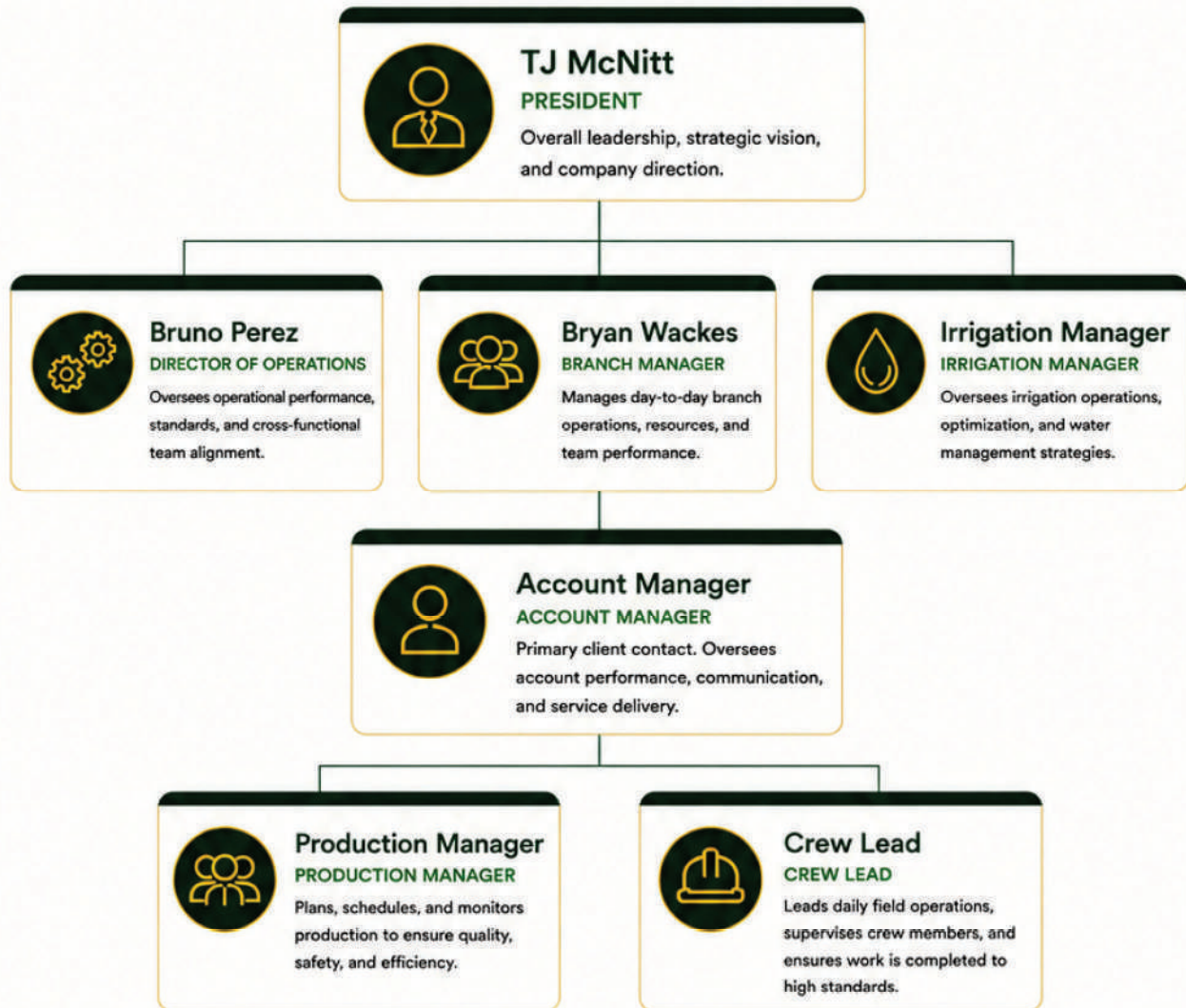
Full-Service

Maintenance, enhancements, irrigation, and design — all delivered with expertise and attention to detail.

VERDEGO LANDSCAPE

VerdeGo Organizational Hierarchy

A strong leadership structure that ensures clear communication, efficient operations, and exceptional service delivery at every level.



Built on Accountability.

Driven by Communication. Focused on Results.



ACCOUNTABILITY

We own our actions and deliver results.



COMMUNICATION

We communicate openly and proactively.



FOCUSED ON RESULTS

We stay committed to excellence in everything we do.

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

BRYAN WACKES

BRANCH MANAGER

PHONE:
(386) 268-4915

EMAIL:
Bwackes@verdego.com

OBJECTIVE

Enthusiastic business professional with twenty years of management, sales, and customer service experience. Skilled and hardworking with knowledge in various industries and multi-tasking abilities to develop and maintain customer relations while simultaneously increasing sales revenue and customer satisfaction.

EDUCATION —

Palm Beach State College
Lake Worth, FL

Bachelor of Science
Business Management &
Supervision
Dean's List

Associate of Science
Horticulture Landscape &
Management

KEY SKILLS —

Project Management
Sales & Customer Retention
Business Process Improvement
Proficient in CRM Software
(Aspire & LMN)
Management Training

EXPERIENCE

July 2025 - Present
Branch Manager • VerdeGo Landscape

August 2023 – July 2025
Senior Account Manager • VerdeGo Landscape

September 2021 - August 2023
Business Relationship Manager & Sales Executive • Sperber Landscapes
of Florida dba Top Cut Lawn Services

November 2019 – September 2021
Senior Account Manager • BrightView

May 2016 – November 2019
Senior Account Manager • Top Cut Lawn Services

June 2012 – May 2016
Pest Control/Landscape Assistant • Enviroscapes Plus

October 2004 – October 2009
Store Manager • Quiznos Subs

- Managed sales pipeline and pursued new business opportunities.
- Developed and nurtured relationships with existing and potential customers.
- Directed multimillion - dollar contract development and negotiations.
- Optimized margin dollars in under-penetrated accounts.
- Composed and presented proposals.
- Experienced in business start-up, inventory control and scheduling.
- Closed \$5.5M in maintenance sales within 18 months.
- Developed, oversaw, and executed budgets.

COMMUNICATION

- Conducted presentations for new business.
- Lead board meetings and participated in all customer satisfaction/retention-based meetings.
- Maintained and shared professional knowledge through education, networking, events, and presentations.

LEADERSHIP

- Inspired employees to provide superior customer service.
- Onboarded and trained account managers.
- Spearheaded advanced various projects (hurricane clean-up, large clubhouse renovations, irrigation retrofit jobs, lake bank erosion jobs, commercial landscape lighting, etc.).
- Promoted community involvement by engaging employees in local charity and volunteer work.
- Worked to resolve conflicts and motivate teams.
- Selected for and participated in the Next Level Leadership Program by Heartland, VerdeGo's corporate entity.
- Selected for and participated in the Mentorship Program by Heartland.

LICENSES

Certified Pest Control Operator License – License# JF243389
 LTD Commercial Fertilizer Applicator License – License# LF222385

SCOTT SETTLEMIRES

PROFESSIONAL SUMMARY

Experienced landscape professional with 17 years of commercial landscape maintenance and installation experience. Proven background in crew leadership and account management, with 6 years of experience overseeing teams, client relationships, and property quality standards. Extensive plant knowledge and a strong understanding of industry best practices. Committed to delivering high-quality landscape services while maintaining customer satisfaction and operational efficiency.

SKILLS & QUALIFICATIONS

- Commercial Landscape Maintenance
- Landscape Installation
- Crew Leadership & Supervision
- Account Management
- Extensive Plant Identification & Knowledge
- Property Inspections
- Quality Control
- Customer Service & Client Relations
- Scheduling & Team Coordination
- Safety & Compliance

PROFESSIONAL EXPERIENCE

Account Manager

Commercial Landscape Industry

- Performed commercial landscape maintenance and installation services for a variety of properties.
- Managed landscape crews and coordinated daily operations to ensure quality and efficiency.
- Maintained client accounts and built strong customer relationships through consistent communication and service.
- Utilized extensive plant knowledge to support landscape health, appearance, and long-term success.
- Assisted with property inspections, issue resolution, and enhancement recommendations.
- Ensured compliance with company standards and industry best practices.

CERTIFICATIONS

- BMP Certification (Best Management Practices)

ADDITIONAL QUALIFICATIONS

- 17 years of commercial landscape maintenance and installation experience.
- 6 years of crew leadership and account management experience.
- Strong knowledge of landscape plants, maintenance practices, and property management expectations.
- Dedicated to professionalism, quality workmanship, and customer satisfaction.



Strategic Plan & Technology Capabilities

Smarter Solutions. Safer Communities.

VerdeGo combines people, technology, and proven processes to deliver exceptional landscape management while enhancing resident experiences and protecting assets.

OUR STRATEGIC PRIORITIES



WORKFORCE DEVELOPMENT

Safety-focused training and continuing education programs that support operational excellence.



TECHNOLOGY INTEGRATION

Aspire CRM, GPS routing, fleet monitoring, dashcam technology, and irrigation optimization.



ENVIRONMENTAL STEWARDSHIP

UF/IFAS BMP compliance, water conservation, and sustainable landscape practices.



LONG-TERM PLANNING

Capital forecasting, enhancement planning, and lifecycle asset management.



CONSTRUCTION SERVICES

Dedicated in-house construction resources supporting community improvement projects.



DIGITAL REPORTING

Photo documentation, monthly inspections, property audits, and reporting dashboards.

VERDEGO TECHNOLOGY ECOSYSTEM



Our integrated technology systems work together to provide visibility, accountability, communication, and proactive management.

TECHNOLOGY IN ACTION

FLEET SAFETY MONITORING



- Dashcam alerts
- Driver accountability
- GPS tracking

ASPIRE CRM PLATFORM



- Work order tracking
- Client communication
- Service history

SMART IRRIGATION MANAGEMENT



- Water conservation
- Runtime optimization
- Leak detection

CONSTRUCTION MANAGEMENT



- Project scheduling
- Installation oversight
- Quality control

THE VERDEGO ADVANTAGE



Real-Time
Visibility



Data-Driven
Decisions



Proactive
Communication



Dedicated
Account
Management



Enhanced
Resident
Experience



Long-Term
Stewardship



ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Through innovation, technology, and accountability, VerdeGo delivers smarter landscape solutions that create safer, more beautiful, and more sustainable communities.





Landscape Management Expectations



Turf Care

Our Turf Program focuses on proper mowing techniques that promote optimal vigor for turf grass health. Great care will be taken to ensure proper edging, line trimming, and blowing are in the best interest of you, your guests, and the plants on your property.

OUR TURF COMMITMENTS



Turf areas will be free of bare spots, holes, and depressions.



Hard edging of curbs and sidewalks will be performed with each mowing rotation.



Grass clippings will be blown off of all hardscape surfaces after mowing.



Mowing equipment will be well maintained (sharpened blades and proper deck height positioning).



The health of the turf will be monitored. This includes:

- ✓ Color
- ✓ Density
- ✓ Weed/Pest Control



Pesticides will be applied as needed (herbicide, insecticide, and fungicide).



Soil samples will be administered as part of our Start-Up Program to determine the appropriate fertilization program for your site.



Pesticide applicators at VerdeGo are licensed with the Florida Department of Agriculture and Consumer Services.



A healthy, well-maintained turf enhances the beauty of your property, strengthens plant health, and creates a welcoming environment for residents and guests alike.



ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Through innovation, proven practices, and attention to detail, VerdeGo delivers exceptional turf care that supports vibrant, beautiful communities.



Turf Maintenance

*Healthy, well-maintained turf creates
beautiful communities and lasting first impressions.*



OUR COMMITMENT TO YOUR TURF



UF/IFAS RECOMMENDED MOWING HEIGHTS

Turf maintained according to University of Florida recommendations for optimal health and appearance.



FERTILIZATION & SOIL HEALTH

Balanced nutrient programs promoting root strength, color, and drought tolerance.



WEED & PEST MANAGEMENT

Proactive monitoring and targeted treatments protecting turf quality and long-term health.



IRRIGATION OPTIMIZATION

Efficient water management practices supporting deep root development and sustainable growth.



UF/IFAS RECOMMENDED TURF HEIGHTS

TURF TYPE	RECOMMENDED HEIGHT
 St. Augustine	3.5" – 4.0"
 Bahia	3.0" – 4.0"
 Zoysia	1.5" – 2.0"
 Bermuda	1.0" – 1.5"
 Centipede	1.5" – 2.0"



VERDEGO TURF STANDARDS

- ✓ Mowing patterns rotated regularly
- ✓ Hard edging maintained along curbs and walkways
- ✓ Grass clippings removed from hard surfaces
- ✓ Monthly turf health inspections
- ✓ Soil testing and nutrient monitoring
- ✓ Licensed pesticide applications when needed



**HEALTHY TURF.
BEAUTIFUL COMMUNITIES.
LASTING VALUE.**

Through UF/IFAS best practices, proactive maintenance, and attention to detail, VerdeGo delivers turf management programs that enhance curb appeal and resident satisfaction.





Irrigation

VerdeGo irrigation experts have developed practices to ensure your turf, trees, palms, and shrubs are healthy and all water needs have been met. Our teams are trained and encouraged to consider Best Management Practices while achieving optimal plant health.

OUR IRRIGATION PRACTICES INCLUDE:



MONTHLY WET CHECKS

Monthly wet checks will be performed.



SMART TECHNOLOGY

Rain sensors will be used whenever possible.



EXPERT TEAM

Highly trained personnel in all irrigation practices and techniques will work on your property.



CONTINUOUS EDUCATION

The VerdeGo irrigation team will receive continual education on the latest irrigation techniques and materials.



**SMART IRRIGATION.
HEALTHY LANDSCAPES.**

*Conserving Water.
Enhancing Beauty.*



**ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.**

Through innovation, expertise, and sustainable practices, VerdeGo delivers efficient irrigation solutions that protect your landscape and conserve our most valuable resource—water.



Example Irrigation Map

Our irrigation maps are designed to ensure precise water coverage, efficient zone management, and healthy landscapes throughout your community.

MAP AREA A



IRRIGATION ZONE LEGEND

ZONE	DESCRIPTION
1	Front Entrance
2	Boulevard Median
3	Clubhouse & Amenity
4	Landscape Beds
5	Northwest Homes
6	Lakefront (North)
7	North Villas
8	Corner Landscape
9	Main Entrance
10	Southeast Corner
11	East Villas (Lower)
12	East Perimeter
13	East Villas (Upper)
14	Northeast Buffer
15	Northeast Homes
16	North Villas (Upper)
17	Wooded Buffer
18	East Villas (Middle)
19	Lakefront (East)
20	Central Common
21	West Villas
22	North Villas (Middle)
23	North Perimeter
24	Buffer Area
25	Upper Perimeter

MAP AREA B



SMART WATER. HEALTHY LANDSCAPES.

Our irrigation system is carefully zoned to deliver the right amount of water to the right area—promoting plant health while conserving water and protecting our community.



ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Through innovation, expertise, and sustainable practices, VerdeGo delivers efficient irrigation solutions that keep your landscape beautiful, healthy, and water smart.



Sample Reports



- ✓ Detailed.
- ✓ Informative.
- ✓ Actionable.

Reports designed to keep your community informed and your property thriving.

Each month your dedicated Account Manager will supply you with a **Landscape Status Report** along with a monthly **Irrigation Inspection Report**.

LANDSCAPE STATUS REPORT

VerdeGo Landscape
PO Box 789, Bunnell, FL 32110
386-437-3123 • Bunnell
904-797-7474 • St. Augustine



REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
12/01/2024	Brannan Field	Russell McCrea	December

SERVICES SUMMARY

COMPLETED THIS MONTH

- Full Service Maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Pruning)
- Pre-Emergent applied to all planter beds

ANTICIPATED NEXT MONTH

- Full Service Maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Pruning)
- Irrigation Inspection/Wet Check

COMMENTS - SOME PLANTS DAMAGED DUE TO RECENT COLD WEATHER.

	TURF	Some areas had damage due to cold weather.
	TREES & SHRUBS	Grape myrtles due to get pruned. Remove moss from crepes.
	PLANT BEDS	Some damage to plants due to weather. Will trim back, remove the dead. Beds sprayed. Tropicals grass sprayed.
	OTHER	Continue monitoring through the month.

IRRIGATION INSPECTION REPORT



Irrigation Evaluation

Controller	OK	Repair
Rain Sensor		
Main Line		
Valves		
Heads		
Coverage		
Leaks		

Water Management

Start Times	
Run Times	
Seasonal Adjust	
Weather Adjust	

Overall System

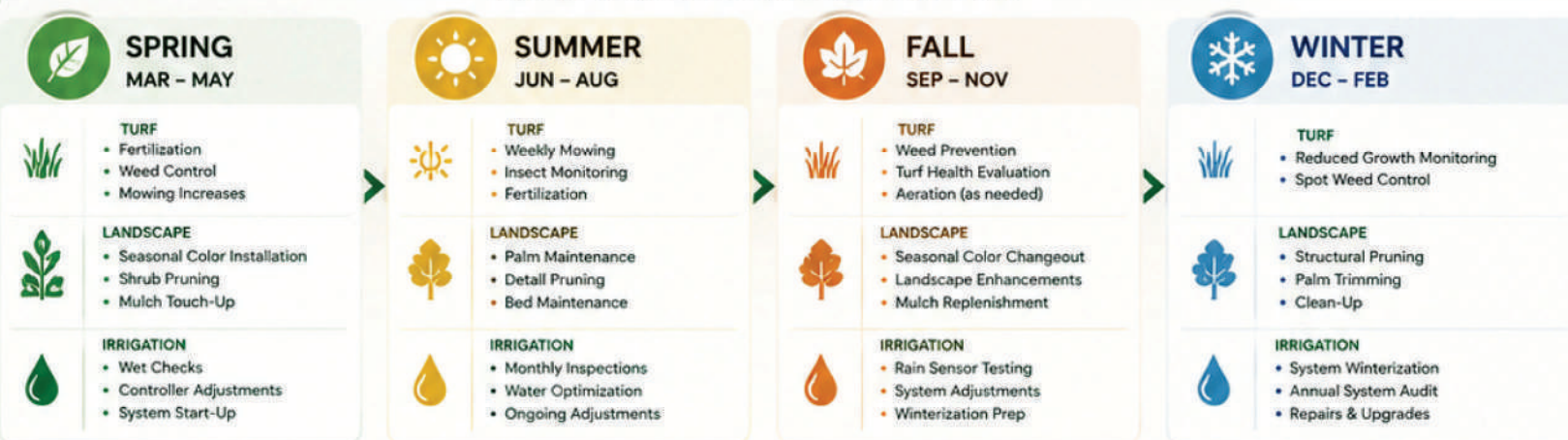
Condition	★★★★★
Rating (1-5)	
Comments / Recommendations	

Date:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Controller																		
Start Time																		
Inspector																		
Zone																		
Run Time																		
Program																		
Short / Long Adjust																		
OK / Repair																		
Notes																		

Key / Notes

OK = Operating Correctly
Repair = Needs Attention

YEARLY SERVICES SCHEDULE GUIDELINE



**ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.**

Through innovation, expertise, and sustainable practices, VerdeGo delivers solutions that keep your landscape beautiful, healthy, and water smart.

Seasonal Color & Mulch Enhancements

Creating vibrant first impressions and year-round curb appeal.

Annuals bring a pop of color to landscapes. Whether it's to enhance and highlight a monument sign or simply bring attention to a community's entrance or amenities, VerdeGo prides itself on providing great annual designs for your property.



SEASONAL COLOR

- Rotating displays throughout the year
- Enhanced curb appeal
- Community identity and pride



PLANT HEALTH

- Soil amendments and treatments
- Fertilization for strong, healthy plants
- Root development support



MULCH MANAGEMENT

- Moisture retention
- Weed suppression
- Clean, finished appearance

VERDEGO ENHANCEMENT STANDARDS



Rotations determined by contract specifications.



A wide variety of annual color choices based on seasonal availability.



Pesticides (insecticides and fungicides) applied to help prevent plant decline.



Fertilization programs provided for optimal growth and longevity.



Soil amendments and treatments administered before planting each rotation (fertilization and rototilling).



Installation or replenishment of mulch performed per contract specifications.

YEAR-ROUND BEAUTY



SPRING COLOR

Brighten entryways and amenities with vibrant seasonal displays.



SUMMER COLOR

Heat-tolerant annuals and tropical accents for lasting impact.



FALL & WINTER COLOR

Seasonal transitions and holiday presentations that inspire.



**BEAUTIFUL LANDSCAPES
START WITH INTENT.**

Beautiful landscapes begin with healthy soil, vibrant color, and meticulous attention to detail. VerdeGo's seasonal color and mulch program ensures your community maintains an exceptional appearance year-round.

ENHANCEMENT CAPABILITIES

BEFORE



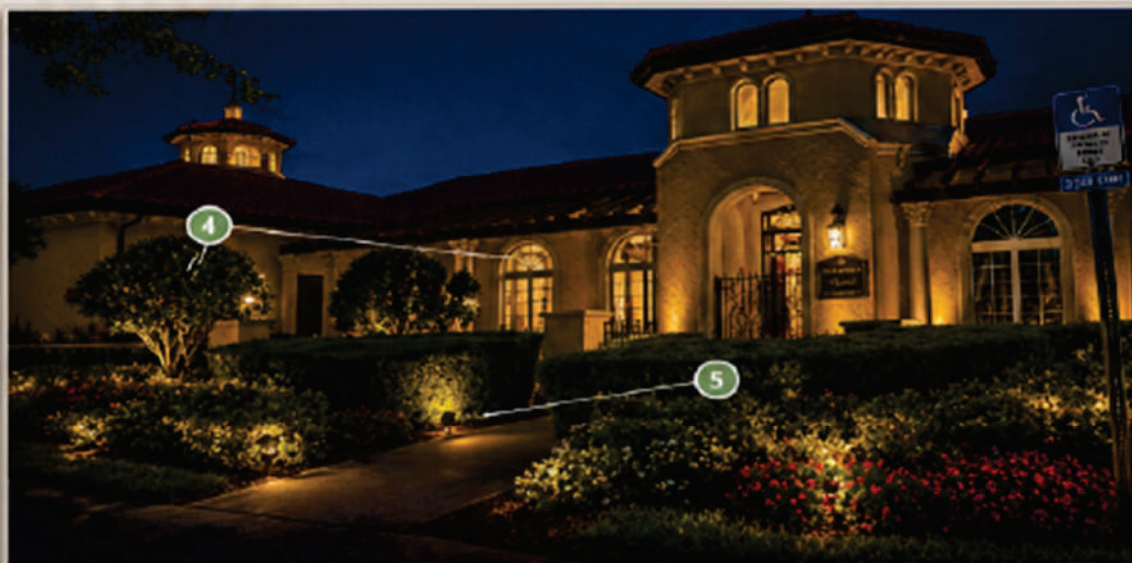
Current landscaping lacks layering, color, and night appeal. Vertical elements create blockage and reduce visibility.

AFTER (DAY)



- 1 NEW LAYERED PLANTING**
Adds depth, texture and seasonal color for year-round interest.
- 2 ENHANCED COLOR**
Vibrant, low-maintenance flowers brighten the entry and create a welcoming feel.
- 3 IMPROVED ENTRY VISIBILITY**
Lower plant heights and intentional design open sight lines and improve safety.

AFTER (NIGHT)



- 4 ACCENT LIGHTING ADDED**
Low-voltage lighting highlights architecture and landscaping while enhancing nighttime safety and ambiance.
- 5 WARM & INVITING ATMOSPHERE**
A beautifully lit entrance creates a welcoming environment for residents and guests.

DESIGN SUGGESTIONS



- Remove vertical cypress for improved visibility and openness
- Add layered shrubs, trees, and seasonal color for year-round appeal
- Install low-voltage lighting for safety, beauty, and energy efficiency
- Enhance entry experience through thoughtful design and maintenance

Re: Hurricane Preparedness

Dear Valued Clients,

As the hurricane season is now here, we want to take a moment to address the importance of preparedness and safety for your landscaping. At VerdeGo Landscape, your safety and the protection of your property are of utmost concern to us. We understand that your outdoor spaces are an integral part of your home, business, and/or community, and we are committed to helping you safeguard them during adverse weather conditions.

Here are some essential steps and recommendations to ensure the safety and preservation of your landscaping before, during, and after a hurricane:

1. Pre-Storm Planning:

- Secure Loose Items: Trim trees, shrubs, and plants, removing any weak or dead branches that could become projectiles during strong winds. Store or secure outdoor furniture, decorations, and other loose items to prevent them from causing damage.
- Mulching: Apply a fresh layer of mulch around the base of trees and plants to help retain moisture and prevent soil erosion.
- Container Plants: Move potted plants to a protected area, such as a garage or storage shed, to prevent them from being blown over or damaged.
- Irrigation Systems: Turn off irrigation systems to avoid oversaturation of the soil, which could lead to uprooted trees and other issues.

2. During the Storm:

- Stay Indoors: Ensure your safety by staying indoors and away from windows during the hurricane. Avoid going outside to prevent injury from flying debris.
- Emergency Contact: Have our contact information readily available in case you need assistance with post-storm cleanup or emergency services.

3. Post-Storm Cleanup:

- Assessment: Once it's safe to go outside, assess the condition of your landscaping. Look for fallen branches, uprooted plants, and other damage.
- Debris Removal: Our team is here to assist you with the cleanup process. We can safely remove fallen trees, branches, and debris to restore the beauty of your outdoor spaces.
- Plant Care: We'll provide guidance on how to care for damaged plants and trees, including pruning and re-staking if necessary.
- Landscaping Restoration: If your landscaping has sustained significant damage, we're here to help you restore it to its previous glory. We can provide advice on replanting, re-sodding, and other necessary steps.



At VerdeGo Landscape, we're more than just a landscaping company – we're your partners in ensuring the longevity and beauty of your outdoor spaces. We understand the challenges that natural disasters can bring, and we're committed to supporting you every step of the way.

Please do not hesitate to reach out to us at (386) 437-3122 or contact your VerdeGo Account Manager if you have any questions or need assistance with hurricane preparedness for your landscaping. We're here to ensure the safety of your property and provide the guidance you need to weather the storm successfully.

Stay safe and prepared,

A handwritten signature in blue ink, appearing to read 'TJ McNitt', is positioned above the printed name.

TJ McNitt



Emergency Response & Storm Cleanup Pricing

Service Type	Rate
Labor - General Debris Cleanup	\$95.00 / hr
Labor - General Debris Cleanup with Chainsaw	\$125.00 / hr
Machine with Operator	\$195.00 / hr
Debris Disposal	\$125.00 / cu.yd
Tree Staking - less than 3" diameter	\$175.00 / ea
Tree Staking - greater than 3" diameter or Palms	\$250.00 / ea

- All work will strictly adhere to VerdeGo safety rules, regulations, and training procedures
- All labor rates above are per worker / per hour and includes regular and any overtime premium regardless of shift
- Labor will be tracked on work tickets in order to verify hours
- Tree removal and/or stump grinding will be priced and proposed separately
- Locations on property may need to be identified for the purpose of segregating, reducing, and storing debris until it can be removed and disposed

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: VerdeGo Landscape, LLC

In accordance with the solicitation of proposals issued by the **Villages of Westport** Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. General Landscape Maintenance (Part 1)	\$ <u>82,800.00</u>	based on 41 cuts/year
2. Fertilization (Part 2)	\$ <u>8,992.32</u>	
3. Pest Control (Part 3)	\$ <u>400.00</u>	
4. Irrigation System Monitoring and Maintenance (Part 4)	\$ <u>5,100.00</u>	
<u>monthly irrigation checks</u>		
Total Yearly Cost for the first year of the above items	\$ <u>97,292.32</u>	
6. Annuals Maintenance/Installation	2.47 per flower	\$ <u>4,098.80</u>
7. Top Choice Application (Per Year)	\$ <u>500.00 per acre</u>	**based on 400 flowers per change out**
8. Mulching for Tree and Shrub/Groundcover Bed Areas		\$ <u>19,530.00</u>
<i>Estimate of total cubic yards proposed to service the property:</i>	<u>310 yards</u>	
<i>Cost of Mulch Per Cubic Yard</i>		\$ <u>63.00 per yard</u>
<i>Irrigation Hourly Rate for items not included in the Scope of Services:</i>		\$ <u>85.00</u>

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Shane Cowee

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer: Shane Cowee

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>64,600.00 per year</u> / event **41 cuts**
Pond bank mowing, including line-trimming to water's edge: including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>16,800.00 per year</u> / event Bed detailing, 12x per year \$ <u>Included in mowing</u> / event
Tree Lifting:	\$ <u>Included in Detail up to 10 Feet</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>1,400.00 per year</u> / event

this price is palm pruning 1x per year

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>60.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>125.00</u> Hour
C.	Tractor w/operator	\$ <u>150.00</u> Hour
D.	Supervisor with Transportation	\$ <u>75.00</u> Hour
E.	Laborer with hand equipment	\$ <u>60.00</u> Hour
F.	Truck w/driver	\$ <u>150.00</u> Hour
G.	Irrigation Tech	\$ <u>85.00</u> Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	\$ _____ Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	\$ _____ Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	\$ _____ Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	\$ _____ Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	\$ _____ Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	\$ _____ Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>60.00</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,400.00</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 95.00 per Hour

\$ _____ per Hour

\$ _____ per Hour

8) Debris removal equipment unit costs:

\$ 125.00 per Hour

\$ _____ per Hour

\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ TBD per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

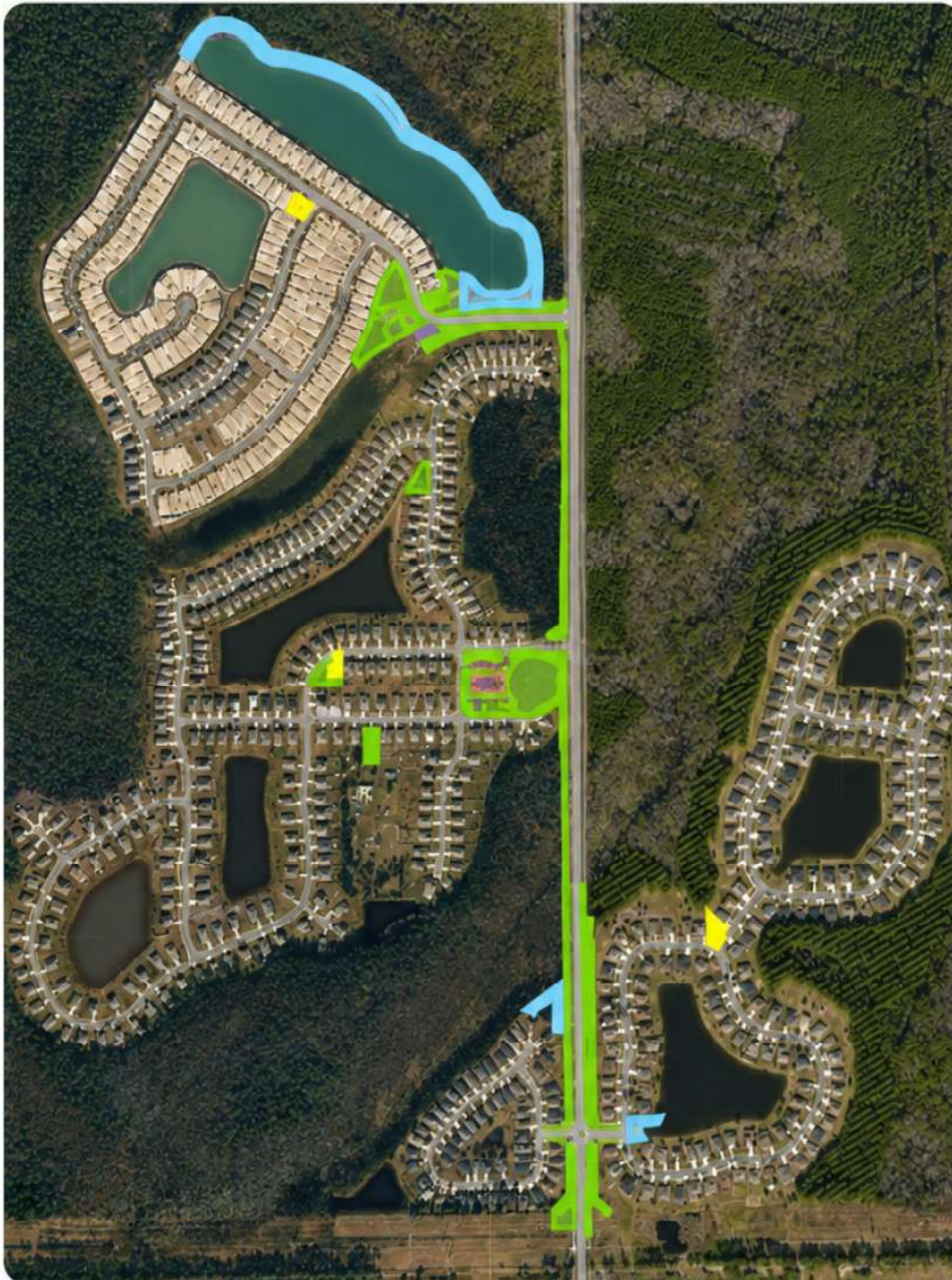


Villages of Westport CDD

SITE MAP



This map illustrates the landscape maintenance areas included in VerdeGo's scope of services throughout the Villages of Westport CDD.



LEGEND

- **Palms**
Placed: 20 of 0
- **Detail**
50,616 SF / 0 SF
- **Turf**
304,788 SF / 0 SF
- **Annuals**
121 SF / 0 SF
- **Hard Edge**
9,074.82 LF / 0 LF
- ... **Soft Edge**
3,508.86 LF / 0 LF
- ... **String Trimming - Bahia**
628.84 LF / 599.87 LF
- **Mowing - Bahia**
119,279 SF / 0 SF
- **Lift Stations**
11,834 SF / 0 SF

MAP HIGHLIGHTS

- Comprehensive coverage of all landscaped areas.
- Proactive maintenance for a healthy, attractive community.
- Focused on enhancing property value and resident satisfaction.



6200 SR-13 N
St. Augustine, FL 32092



(386) 437-3122



landscape@verdego.com

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Villages of Westport CDD’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such on the overall Villages of Westport Pond Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles

are not to be “hat racked” at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Villages of Westport. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor’s responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District’s representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Duval County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS:

i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and into peak condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4**IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency,

contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Duval County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace annuals in 4.5” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). It is required that each rotation, Command Soil, is to be used as the planting medium for establishment. Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec., Mar., June, Sept.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1’ layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

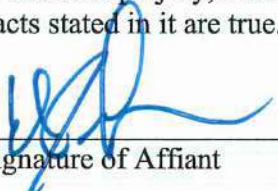
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William Genovese, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
Dir. of Business Development
2. Affiant is the _____ (Title) of VerdeGo LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Tpost 3 Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

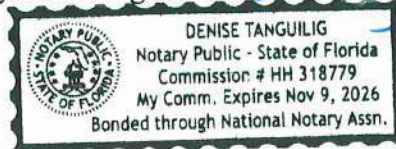


Signature of Affiant

Sworn before me on July 1, ~~2025~~ ²⁰²⁶



Notary Public Signature



Notary Stamp



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 03/26/2026

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 Brown & Brown Insurance Services, Inc. 6 Cadillac Drive, Suite 200 Brentwood TN 37027		CONTACT NAME: Tasha Felts TIA PHONE (A/C No. Ext): (615) 385-8283 FAX (A/C No.): (615) 385-8360 E-MAIL ADDRESS: Tasha.Felts@bbrown.com	
INSURED Verdego, LLC 3335 N State St. Bunnell FL 32110		INSURER(S) AFFORDING COVERAGE INSURER A: Safety National Casualty Corporation INSURER B: Travelers Property Casualty Company of America INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 15105 25674	

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	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			GL6677015	04/01/2026	04/01/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			CA6677020	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED: RETENTION \$ 10,000			CUP-C5840639-26-NF	04/01/2026	04/01/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	LDS4069790	04/01/2026	04/01/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Inland Marine			4S014177	10/01/2025	10/01/2026	Leased/ Rented Equip \$200,000 Deductible \$1,000

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

SAMPLE
CERTIFICATE

CERTIFICATE HOLDER

VERDEGO LLC / VERDEGO LANDSCAPE LLC PO BOX 789 3335 N. STATE STREET BUNNELL FL 32110	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
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Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<table style="width: 100%;"> <tr> <td style="width: 70%;"> 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Verdego, LLC </td> <td style="width: 30%;"></td> </tr> <tr> <td colspan="2"> 2 Business name/disregarded entity name, if different from above. </td> </tr> <tr> <td colspan="2"> <table style="width: 100%;"> <tr> <td style="width: 70%;"> 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____ </td> <td style="width: 30%;"> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.) </td> </tr> <tr> <td colspan="2"> 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. _____ ☐ </td> </tr> <tr> <td colspan="2"> <table style="width: 100%;"> <tr> <td style="width: 60%;"> 5 Address (number, street, and apt. or suite no.). See instructions. 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1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Verdego, LLC																			
2 Business name/disregarded entity name, if different from above.																			
<table style="width: 100%;"> <tr> <td style="width: 70%;"> 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____ </td> <td style="width: 30%;"> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.) </td> </tr> <tr> <td colspan="2"> 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. _____ ☐ </td> </tr> <tr> <td colspan="2"> <table style="width: 100%;"> <tr> <td style="width: 60%;"> 5 Address (number, street, and apt. or suite no.). See instructions. Po Box 789 </td> <td style="width: 40%;"> Requester's name and address (optional) </td> </tr> <tr> <td> 6 City, state, and ZIP code Bunnell, FL 32110 </td> <td></td> </tr> <tr> <td colspan="2"> 7 List account number(s) here (optional) </td> </tr> </table> </td> </tr> </table>		3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. _____ ☐		<table style="width: 100%;"> <tr> <td style="width: 60%;"> 5 Address (number, street, and apt. or suite no.). See instructions. Po Box 789 </td> <td style="width: 40%;"> Requester's name and address (optional) </td> </tr> <tr> <td> 6 City, state, and ZIP code Bunnell, FL 32110 </td> <td></td> </tr> <tr> <td colspan="2"> 7 List account number(s) here (optional) </td> </tr> </table>		5 Address (number, street, and apt. or suite no.). See instructions. Po Box 789	Requester's name and address (optional)	6 City, state, and ZIP code Bunnell, FL 32110		7 List account number(s) here (optional)							
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6 City, state, and ZIP code Bunnell, FL 32110																			
7 List account number(s) here (optional)																			

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
- -	
OR	
Employer identification number	
2 7 - 4 3 9 8 6 6 6	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Chelissa Kelly</i>	Date <i>1/7/26</i>
------------------	--	--------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MCNITT, TERRY M JR

VERDEGO LLC
39 AUDUBON LANE
FLAGLER BEACH FL 32136

LICENSE NUMBER: CGC1506752

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/26/2024

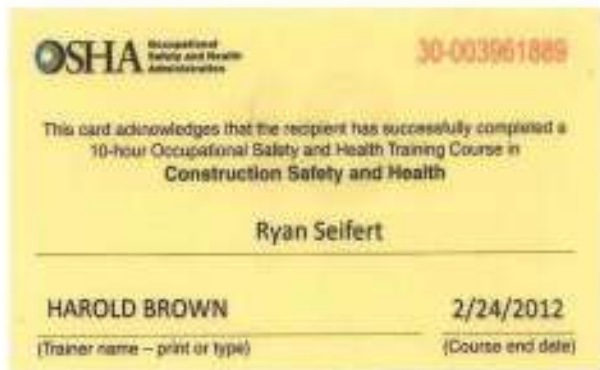
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Certifications & Licenses



Certifications & Licenses



Certifications & Licenses





THANK YOU!

From: Anastasia Rios anastasia@cddlattorneys.com
Subject: RE: Villages of Westport - Google Drive for Ms. Sanford
Date: August 7, 2025 at 10:34 AM
To: Jennifer Kilinski jennifer@cddlattorneys.com, knelson@gmstnn.com, Darrin Mossing dmossing@gmstnn.com

I have finished spot checking the items and did not find anything concerning.



Anastasia Rios
 Attorney

16009 N. Florida Avenue, Lutz, FL 33549
 O: (877) 350-0372 | M: (813) 451-9939
Anastasia@cddlattorneys.com | cddlattorneys.com

Offices: Tampa. Tallahassee. Jacksonville.

Mailing address:
 517 E. College Avenue, Tallahassee, FL 32301



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From: Jennifer Kilinski <jennifer@cddlattorneys.com>
Sent: Thursday, August 7, 2025 9:42 AM
To: knelson@gmstnn.com; Darrin Mossing <dmossing@gmstnn.com>
Cc: Anastasia Rios <anastasia@cddlattorneys.com>
Subject: RE: Villages of Westport - Google Drive for Ms. Sanford

Anastasia, see below. Can you let us know what the ETA for your spot checking these are? We don't need to review all of them just enough to see if there are items that require a full review or not. Feel free to call me with any questions.

And no, no objection!

From: knelson@gmstnn.com <knelson@gmstnn.com>
Sent: Thursday, August 7, 2025 8:59 AM
To: Darrin Mossing <dmossing@gmstnn.com>; Jennifer Kilinski <jennifer@cddlattorneys.com>
Subject: Re: Villages of Westport - Google Drive for Ms. Sanford

Thanks, Darrin. I loaded the new ones for FY'25 to the Google Drive for Ms. Sanford.

Jennifer - Checking back in on your review of the emails and staff file holder drive before releasing them to Ms. Sanford. Please let me know when we can move those back to Ms. Sanford's Google Drive. Also, I did not receive a reply email from



KILINSKI | VAN WYK
Kilinski | Van Wyk PLLC

P.O. Box 6566
Tallahassee, Florida 32314

Villages of Westport CDD
GMS
475 West Town Place Suite 114
St Augustine, FL 32062

INVOICE

Invoice # 12998
Date: 08/12/2025
Due On: 08/11/2025

RECEIVED

By Tara Lee at 10:28 am, Aug 12, 2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$3,259.50	+ \$12,492.90	) - (\$0.00	) = \$15,761.40

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	07/05/2025	Analyze correspondence from Sanford regarding legal provisions and district management; review GMS request for amendments and attachments related to same	0.50	\$305.00	-	\$152.50
Service	JK	07/08/2025	Review termination/suspension status	0.10	\$365.00	-	\$36.50
Service	CL	07/09/2025	Review correspondence from A. Sanford re distribution of initial correspondence	0.10	\$285.00	100.0%	\$0.00
Service	JK	07/07/2025	Prepare camera policy; prepare board communication/direction policy; field call from management on CDD issues and response and analyze same; review	1.20	\$365.00	-	\$438.00

Invoice # 12998 - 08/12/2025

			record direction communication and analyze same from Supervisor Sanford				
Service	CL	07/09/2025	Draft assessment resolution; Draft suspension letter; Review draft agenda letter; Confer with S. Sweeping re: the same; Analyze D. Peel facts for suspension consideration; Review St. Johns River Water Management District transfer permit to determine whether in violation of planting on pond bank.	3.00	\$285.00	-	\$855.00
Service	JK	07/08/2025	Continue review records requests; requests for information; further analyze Board member e-mail to other Board members; finalize camera policy and begin Board direction policy updates; field call from manager	0.50	\$305.00	-	\$152.50
Service	CL	07/09/2025	Review correspondence re: records request; Review correspondence from K. Nelson re: GMS contract amendment	0.50	\$285.00	-	\$142.50
Service	JK	07/09/2025	Significant correspondence on various legal issues raised by Supervisor and analyze same; distribute same	0.80	\$365.00	-	\$292.00
Service	SH	07/10/2025	Review and refine proposed amended agreement for district management services.	0.60	\$275.00	-	\$165.00
Service	CL	07/10/2025	Draft additional services order	0.20	\$285.00	-	\$57.00
Service	JK	07/10/2025	Review/edit GMS contract and provide comments thereto; prepare updated board direction policies	3.70	\$365.00	-	\$255.50
Service	LG	07/13/2025	Prepare draft of resolution	0.10	\$365.00	-	\$36.50


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 # 13080
Date: 09/19/2025
Due On: 10/19/2025

RECEIVED
By Tara Lee at 9:42 am, Sep 22, 2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$10,468.10	) - (\$0.00	) = \$10,468.10

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	08/01/2025	Finalize audit letter and review of audit	0.30	\$365.00	-	\$109.50
Service	JK	08/01/2025	Analyze e-mail correspondence from Sanford on document requests/demands for information	0.50	\$365.00	-	\$182.50
Service	CL	08/01/2025	Review correspondence from A. Sanford re: requests for information.	0.10	\$285.00	-	\$28.50
Service	AR	08/01/2025	Confer with staff regarding public records request; review public records.	3.00	\$285.00	-	\$855.00
Service	JK	08/04/2025	Continue reviewing 100's of records in response to A. Sanford's request for information and transmit final review of same; prepare letter for same	1.80	\$365.00	-	\$657.00



KILINSKI | VAN WYK
Kilinski | Van Wyk PLLC

P.O. Box 6386
 Tallahassee, Florida 32314

Villages of Westport CDD
 CM/S
 475 West Town Place Suite 114
 St Augustine, FL 32082

INVOICE

Invoice # 13296
 Date: 10/10/2025
 Due On: 11/09/2025

RECEIVED

By Tara Lee at 12:13 pm, Oct 13, 2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
{ \$0.00	- \$10,865.29	{ \$0.00	= \$10,865.29

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CL	09/02/2025	Review status on Vector agreement; Review proposed code of conduct resolution; Review request to view records folder; Draft resolution ratifying emergency authorization; Confer with S. Sweating re: the same; Review termination notice by FCS; Draft short form agreement for tree service; Review correspondence regarding prior work for Pinnessee security agreement	2.40	\$285.00	-	\$684.00
Service	SL	09/02/2025	Analyze communications regarding legislative updates to Rules of Procedure; Research District website; Prepare Resolution Accepting Amended Rules of	0.60	\$179.00	-	\$107.40

Invoice # 13296 - 10/10/2025

Service	JK	09/03/2025	Procedure: Notice of Rulemaking and Notice of Rules Development for Amended Rules, Resolution Setting Public Hearing on Amended Rules, and Amended Rules of Procedure with 2025 Legislative Update.	1.70	\$355.00	-	\$603.50
Service	CL	09/03/2025	Review/revise remote participation policy resolution and rule modification; review/revise emergency authorization ratification resolution; review agenda materials and prepare for Board meeting; review FCS resignation and analyze same; call on agenda materials/research; prepare Vector security addendum; edit and finalize same	1.30	\$285.00	-	\$370.50
Service	CL	09/04/2025	Confer with D. Minsing regarding storage for parking policy at amenity center.	1.50	\$285.00	-	\$427.50
Service	JK	09/06/2025	Review agenda materials and continue preparation for Board meeting	0.40	\$305.00	-	\$122.00
Service	JK	09/08/2025	Call with staff on Board meeting; prepare but and attend Board meeting and workshop	6.80	\$355.00	-	\$2,414.00
Service	CL	09/08/2025	Analyze case law on requirement of elected official to attend in person	4.60	\$285.00	50.0%	\$1,273.00



KILINSKI | VAN WYK
Kilinski | Van Wyk PLLC

P.O. Box 6088
 Tallahassee, Florida 32314

Villages of Westport CDD
 GMS
 476 West Town Place Suite 114
 St Augustine, FL 32087

INVOICE

Invoice # 12384
 Date: 06/14/2025
 Due On: 07/14/2025

Villages of Westport CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	05/02/2025	Confer with H. McGaffney; Draft agreement for food maintenance services for CEJSS	1.25	\$285.00	\$342.00
Service	JK	05/02/2025	Review swimming pool agreement and provide edits thereto; review multiple correspondence on food trucks and amenity operations	0.80	\$305.00	\$219.00
Service	JK	05/04/2025	Review multiple records requests; review related materials; confer with team on same	0.30	\$365.00	\$106.50
Service	JK	05/06/2025	Review district management resignation and individual records requests and confer re: same; review records responses and feed call on parameters	0.80	\$365.00	\$218.00
Service	CL	05/06/2025	Review records requests by A. Sanford and D. Mossing response.	0.40	\$285.00	\$114.00
Service	CL	05/06/2025	Review executed version pool services agreement to insure validity.	0.10	\$285.00	\$28.50
Service	SA	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$275.00	\$55.00
Service	CL	05/12/2025	Review correspondence from A. Sanford regarding records requests	0.20	\$285.00	\$57.00
Service	JK	05/12/2025	Review records requests/response and updates re: same	0.20	\$365.00	\$73.00

Page 1 of 3

Invoice # 12384 - 06/14/2025

Service	CL	05/13/2025	Draft Additional Services Order for Brightview for 3 proposals; Revise two amenity suspension termination letters; Draft amendment to field operations agreement; Draft FY26 appropriations resolution; Draft agreement for monument repair; Revise agreement for pond mowing	2.60	\$285.00	\$741.00
Service	CD	05/13/2025	Analyze email from District Staff Research Suspension letters to Ms. Young and Christopher and Yvonne Jackson; Draft Letters to property owners lifting suspension; Review and respond to email from District staff regarding Pond Mowing Agreement; Draft Pond Mowing Agreement and transmittal to District staff	1.80	\$170.00	\$306.00
Service	JK	05/14/2025	Reviewed multiple documents related to VWP operations, including: Resident letters filing amenity suspensions; Short Form Agreement for Pond Mowing; Draft First Amendment to Field Operations Services Agreement (FCS); Draft FY26 Appropriations Resolution; Draft Agreement for Monument Repair (FCS); Draft Work Authorization for Landscaping Installation (Brightview); Assessed for accuracy, legal sufficiency, consistency with prior board actions and alignment with CDD policies. Prepared for implementation and coordinated follow-up items; review budget notice	1.40	\$385.00	\$511.00
Service	JK	05/15/2025	Review records/insurance correspondence and confer with staff on same	0.10	\$365.00	\$36.50
Service	CL	05/16/2025	Confer with D. Mossing re: follow up agreements and budget hearing notice and resolution.	0.20	\$285.00	\$57.00
Service	CL	05/23/2025	Review and revise first amendment to agreement with FCS.	0.40	\$285.00	\$114.00
Service	JK	05/30/2025	Analyze correspondence from contractor; review/revise edits to maintenance contract; with FCC edits; confer with Chair on policy options	0.40	\$365.00	\$140.00
Service	CL	06/03/2025	Confer with H. McGaffney re: first amendment.	0.20	\$285.00	\$57.00

Page 2 of 3

Invoice # 12384 - 06/14/2025

Service	JK	05/31/2025	Update budget documents and analyze notices for same	0.20	\$355.00	\$73.00
				Total	\$3,258.50	

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12384	07/14/2025	\$3,258.50	\$0.00	\$3,258.50
Outstanding Balance				\$3,258.50
Total Amount Outstanding				\$3,258.50

Please make all amounts payable to: Killinski Van Wyk PLLC
Please pay within 30 days

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 108
Invoice Date: 11/2/25
Due Date: 11/2/25
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
May 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
June 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
July 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
August 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
September 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

RECEIVED

By Tara Lee at 12:53 pm, Nov 06, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 114**Invoice Date:** 12/1/25

Due Date: 12/1/25

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
December 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00

Total	\$1,000.00
--------------	-------------------

Payments/Credits	\$0.00
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Balance Due	\$1,000.00
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RECEIVED

By Tara Lee at 1:05 pm, Dec 08, 2025

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 108
Invoice Date: 11/2/25
Due Date: 11/2/25
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
May 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
June 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
July 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
August 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
September 2025 – GMS Expanded Record Review/Research Activities		1,000.00	1,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

RECEIVED

By Tara Lee at 12:53 pm, Nov 06, 2025

Villages of Westport Community Development District
475 West Town Place – Suite 114 – St. Augustine – Florida 32092

February 26, 2026

Alice Sanford

[REDACTED]

[REDACTED]

via email: [REDACTED]

Dear Ms. Sanford,

The District received your public records request dated January 26, 2026. The District hereby attaches a good-faith estimate of the cost associated with your request, which is attached for your reference. Due to the volume and scope of the records requested, the District has determined that fulfillment will require extensive use of information technology resources and extensive clerical or supervisory assistance by administrative, accounting, and management personnel, as well as legal counsel review to identify and redact exempt or confidential information as required by law.

Pursuant to Section 119.07(4)(d), Florida Statutes, when the nature or volume of public records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District is authorized to assess a special service charge in addition to the actual cost of duplication. This charge is based on the actual labor costs incurred by the District for the personnel required to search, retrieve, review, and redact information that is exempt or confidential under Florida law, including but not limited to Sections 119.071 and 119.0713, Florida Statutes.

Consistent with Florida law and District policy, the District requires a 100% deposit of the estimated cost of \$150.00 (consisting of approximately 2 hours at \$75 per hour for Manager) before the extensive labor required to fulfill this request commences. Please remit payment via check made payable to the Villages of Westport Community Development District and deliver it to the District Manager's office as set out below.

Should the actual costs incurred be less than this estimate, the District will refund the difference. If the actual cost exceeds the estimate, the balance must be paid prior to the final production of the records.

If you prefer to narrow the scope of your request to reduce these costs, please provide a written revision, and we will provide a modified estimate.

Please confirm in writing via e-mail to dlaughlin@gmsnf.com or ssweeting@gmsnf.com or mail to the address below within ten (10) business days if you wish to proceed based on

this estimate and deposit. Upon receipt of your confirmation and deposit, the District will begin processing your request. If we do not receive a response, we will deem the response closed.

Payment Instructions

Please make the check payable to **Villages of Westport** Community Development

District and mail it to:

GMS

475 West Town Place, Suite 114

St. Augustine, Florida 32092

Sincerely,



Daniel Laughlin

District Manager

Cc: District Counsel

attachment

Additionally, if any of the requested records exist only in paper format, please make arrangements for me to view them in person so that I may make my own copies.

Kindly scroll below to see the requested information in the email thread.

Thank you for your cooperation.

Best regards,

Alice Sanford

Supervisor, Villages of Westport CDD

On Thursday, June 12, 2025, 12:35 PM, alice sanford <academyofdreams@yahoo.com> wrote:

Darrin,

The attached emails document a substantial number of unanswered questions and unresolved public records requests. I am formally requesting that you provide a clear timeline for when I can expect to receive the requested documents and responses.

As you are well aware, Florida's public records laws—codified under Chapter 119, Florida Statutes—require public agencies to provide access to records promptly and in good faith. Intentional or unjustified delays are not just improper—they may constitute a violation of state law. Specifically:

- **F.S. 119.07(1)(a) mandates that public records be made available for inspection and copying at any reasonable time, under reasonable conditions.**
- **Delays without lawful justification may be interpreted as intentional obstruction.**
- **Florida courts have consistently ruled that such delays may result in the awarding of attorneys' fees and court costs to the requester.**

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Villages of Westport Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: July 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Villages of Westport Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

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October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Villages of Westport Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Villages of Westport Community Development District