



Villages of West Port Community Development District

October 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 287 943 498 352 945

Passcode: rR9tk3WG

Call in Number: 1-314-798-1835

Conference ID: 781 163 932#

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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

Christina Newsome, 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, October 19, 2026, at 5:30 p.m.

The Regular Meeting of the **Villages of the Westport Community Development District** will be held on **Monday, October 19, 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:

[Join the Meeting Now](#)

Meeting ID: 287 943 498 352 945

Passcode: rR9tk3WG

Dial-In by Phone: 1-314-798-1835

Phone Conference ID: 781 163 932#

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. SPECIAL BUSINESS ITEM

A. Review of Vesta District Services Proposal for District Management, Field Management and

Janitorial Services..... Page 4

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Consideration of Resolution 2027-01, Adopting Goals and Objectives for Fiscal Year 2026..... Page 35

ii. Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual
Reporting Form..... Page 42

D. Field Inspection Coordinator

i. Inframark August, September and October 2026 Field Inspection Reports..... Page 46

ii. Consideration of First Coast Home Services, LLC Pressure Wash Estimate #2920100..... Page 85

iii. The Greenery, Inc. Proposal #96515 - Palm Tree Pruning	Page 86
E. SOLitude Lake Management Report.....	Page 89
6. CONSENT AGENDA	
A. Consideration of the Minutes from the Regular Meeting held on July 20, 2026.....	Page 102
B. Consideration of the Minutes from the Special Meeting held on September 29, 2026.....	Page 110
C. Consideration of July, August, and September 2026 Check Registers and Operations and Maintenance Reports.....	Page 113
D. Review of Cash Flow Projection and Financial Snapshot.....	Page 217
7. BUSINESS ITEMS	
A. Acceptance of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report.....	Page 219
B. Discussion of Flock Camera Protection Plan Overview.....	Page 260
C. Consideration of Mosca Design Holiday Décor Proposal.....	Page 261
D. Consideration of Resolution 2027-02, Designating Assistant Secretary.....	Page 278
E. Ratification of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2026 Audit Engagement Letter.....	Page 279
8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
9. ADJOURNMENT	

Proposal for Villages of Westport Community Development District



Vesta District Services

Your *Community*, Our *Commitment*



FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST

A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

October 8th, 2026

Re: Villages of Westport CDD – Proposal for District Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District Management, Field Management and Janitorial services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager Samantha Harvey, overseen and supported by our local Regional Vice President, Scott Smith (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (813) 390-6553 or scottsmith@vestapropertyservices.com.

Most respectfully,



Scott Smith
Regional Director, Operations
250 International Pkwy #208
Lake Mary, Florida 32746
(813) 390-6553





OUR STORY



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors :**

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

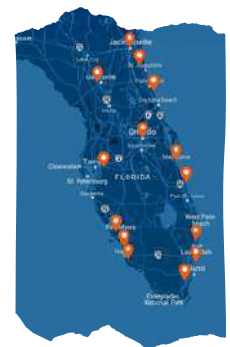
Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Act Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida including Lake Mary, Sun City, and Delray . Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR HISTORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

1995 	THE LAUNCH OF VESTA PROPERTY SERVICES, INC. In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services – all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.
2011 	AMENITIES LEADERSHIP Vesta acquires Florida's leading, statewide provider of amenities management services – Amenity Services Group, Inc. – specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.
2020 	DISTRICT SERVICES / STATEWIDE OFFICES Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPGF Management & Consulting, LLC – a specialist in district management and financing – in 2020.
Present 	GROWTH Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.

OFFICE INFORMATION

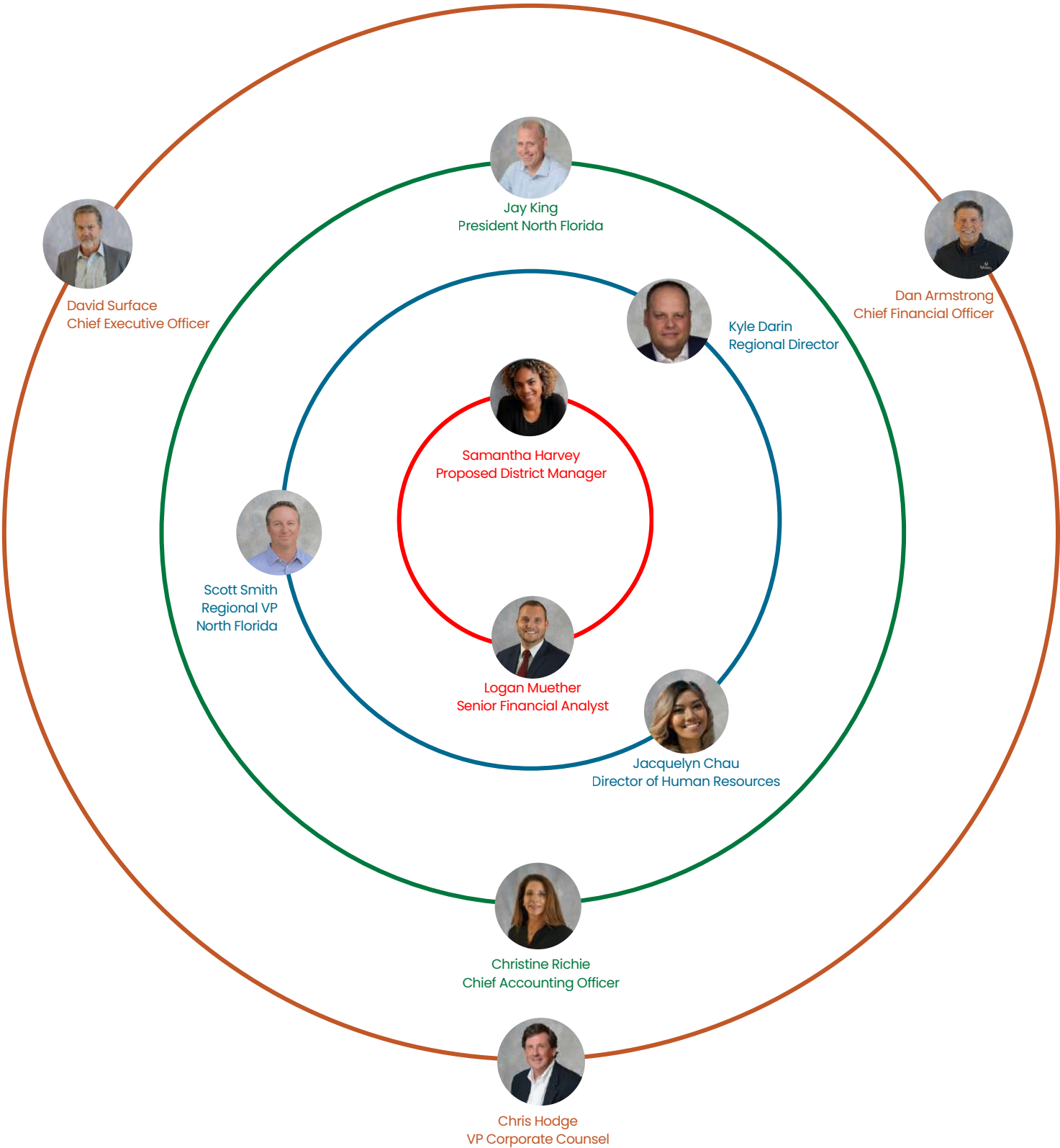
Business Information:

- Proposer Name: Vesta Property Services, Inc.
- Address: 245 Riverside Avenue #300
- City Jacksonville State Florida Zip Code 32202
- Telephone (904) 355-1831 Fax no. (904) 204-2469
- 1st Contact Name: Scott Smith Title: Vice President, District Services
- 2nd Contact Name: Kyle Darin Title: Regional Director, District Services
- Parent Company Name (if any) PMG Holdings
- Street Address 5401 N. Central Expressway #290
- P. O. Box (if any)
- City Dallas State TX Zip Code 75205
- Telephone (214) 272-4074 Fax no. (214) 751-2397
- 1st Contact Name Jose B. Maldonado Title Treasurer
- 2nd Contact Name Jason Villalba Title Secretary
- Vesta's statewide footprint includes 18 offices throughout Florida, encompassing over 1,100 associates supporting local operations.
- Proposer's Corporate Form: **Corporation**
- In what State was the Proposer organized? **Florida** Date **November 12, 1995**
Charter No. P95000090161

Vesta is aware and in compliance of the following disclosures:

- Public Entity Crimes: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes. **See following page.**

DISTRICT MANAGEMENT ORGANIZATIONAL CHART





DISTRICT MANAGEMENT

EXPERIENCE AND LOCATIONS

Vesta District Management Services currently is contracted by the following CDDs below:

- Avalon Groves CDD
- Beach CDD (Tamaya) CDD
- Bridgewater of Wesley Chapel CDD
- Cabot Citrus Farms CDD
- Cascades at Groveland CDD
- City Center CDD
- Epperson North CDD
- Epperson Ranch CDD
- Fleming Island Plantation CDD
- Grand Haven CDD
- Harbour Isles CDD
- Hawk's Point CDD
- Heritage Harbor CDD
- Magnolia Park CDD
- Marshall Creek CDD
- Panther Trace CDD
- Panther Trace II CDD
- Parkland Preserve CDD
- Radiance CDD
- Saddle Creek CDD
- Seminole Palms CDD
- Solterra Resort CDD
- Stoneybrook at Venice CDD
- Sweetbay CDD 1
- Sweetbay CDD 1 Non-Residential
- Sweetbay CDD 2
- Sweetbay CDD 2 Non-Residential
- Sweetbay CDD 3
- Sweetbay CDD 4
- Sweetbay CDD 5
- Sweetbay CDD 6
- Sweetbay CDD 7
- Sweetwater Creek CDD
- The Preserve at South Branch CDD
- The Preserve at Wilderness Lake CDD
- Union Park East CDD



Vesta is a proud recipient of the

**FLCAJ
READERS CHOICE**
Diamond Award

For the **8th** consecutive year!

EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

- M | Meetings, Hearings, Workshops, Capital Planning**
- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
 - Supervisor Orientations, Training and Serving as a Trusted Advisor.
 - Lead Boards in Executive Goal Setting for the District.
 - Bond Refinancing, Assessment Methodology, Establishments.

- C | Capital Planning**
- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
 - Executive level experience in all aspects of long-term infrastructure budget management.

- R | Records**
- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
 - Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

- D | District Operations**
- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million.
 - Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
 - Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

- A | Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection**
- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million.
 - Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
 - Provided construction accounting for capital improvement programs in excess of \$80 million.
 - Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million.

EXPERTISE

Approach, Methodology & Experience

Philosophy and Approach

- Vesta's approach is centered on transparency, accountability, and resident experience, guided by:
- Executive-level planning and oversight for CDDs exceeding \$25M in operational budgets.
- Emphasis on capital planning, fiscal control, and board partnership.
- Training for Supervisors and Executive Goal Setting sessions.

Technology Platforms

- Accounting: In-house district accounting division using GASB-compliant systems.
- Maintenance Management: Preventative maintenance, inspections, and QR/barcode tracking systems for field operations.
- Enumerate Engage Software

Staff Continuity and Turnover

Vesta emphasizes associate retention through culture, training, and benefits, with low turnover across comparable Florida CDDs. District Managers are cross-trained and supported by backup managers to ensure continuity during absences.

Compliance & Legal Standing

- No active governmental enforcement actions, suspensions, or OSHA citations.
- No active worker injuries or lost-time incidents in five years.
- Not barred or suspended from any federal, state, or local contracting.
- No recent litigation.

Best Practices & Resident Engagement

- Development of Landscape Accountability Tool for measurable vendor scoring.
- Resident engagement through Q&A sessions, digital newsletters
- Leverage of industry leading engineers and attorneys, along with our extensive experience in community turnover from developers to resident boards.
- Speeding/Parking guidance: collaborative solutions involving patrol coordination, signage, and communication campaigns.

COMMUNICATION PLATFORM

Utilizing the latest technology, we created Vesta Vantage Pro® as a communication and productivity tool for boards, committees, and residents. Easy-to-use and maintain, Vesta Vantage Pro® provides your community with a platform to distribute information, educate, and support the community. Our online services will help you efficiently and economically:

- Target and send group emails.
- Collect resident information.
- Support resident services and access to information.
- Provide education on procedures and rules.

Your Community Website and/or downloadable applications can be sent to your mobile device, so residents and stakeholders will experience the ultimate level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

Community Inspections: (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.



PERSONNEL



MANAGEMENT TEAM

Samantha Harvey Proposed District Manager



Samantha Harvey brings more than 25 years of experience in property and community management, with an extensive background spanning multifamily housing, amenity and community operations, and Community Development District (CDD) management. Throughout her career, she has held progressive leadership roles overseeing property operations, financial and budget management, vendor and contract administration, team development, resident relations, capital and maintenance initiatives, and operational performance. Her experience in CDD management further strengthens her ability to work collaboratively with Boards of Supervisors, developers, consultants, residents, and community partners while navigating the unique operational, financial, and governance needs of growing communities.

In addition to her professional experience, Samantha serves as the Lead Market Ambassador for the Jacksonville Market with Ladies in Land, where she supports industry networking, education, mentorship, and collaboration among professionals throughout the land development community.

Scott Smith Vice President, District Services



Scott Smith has over 17 years of experience working with special districts and communities throughout the state of Florida. He joined Vesta in 2020 and became the Vice President of District Services in 2022.

He oversees and supports the District Services team in all aspects throughout the state. Prior to joining Vesta, he was a Director of Operations for another District Management firm out of Tampa for 12 years where he worked as a District Manager, Onsite Amenity Manager & an Association Manager during his tenure with that firm and has experience in all aspects of Community Management. Scott also worked in the hospitality industry before starting in Property Management and held management positions with Universal Studios and The Florida Aquarium in Tampa. Scott is currently involved in multiple industry associations and is also a graduate of the Leadership Tampa Bay Class of 2020.

SUPPORT TEAM

Logan Muether Senior Financial Analyst



Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFG/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over \$200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

Chrissy Richie Chief Accounting Officer



Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.



SUPPORT TEAM



Patricia Kehr
Account Manager

Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.



Jacquelyn Leger
Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.





AMENITY MANAGEMENT



COMMUNITY LIFESTYLE

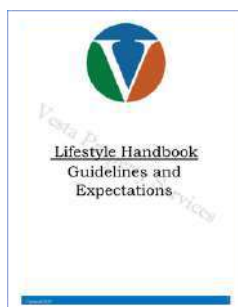
Events at a Glance

Events below are examples of events we have done at our communities within the last five years.

- Donuts and Coffee
- Summer Kickoff
- Luau
- Polar Plunge
- Vendor Fairs
- Carnivals
- Potlucks
- Cook-offs
- Live music
- Scavenger Hunts
- Ice Cream Socials
- 5Ks and Triathlons
- Slide Races
- DJs
- Pool games
- Science Demos
- Mother-Son Dances
- Spring Fling
- Halloween/Fall Festival
- Santa Claus Visit
- Golf Cart Parade
- Letters to Santa
- Memorial Weekend
- Independence Day Celebration
- Daddy Daughter Dances
- Valentine's Crafts
- Rock Your Shamrock – St. Patrick's Day
- Veteran's Day Celebration
- Easter Egg Hunts
- Mad Hatter Tea Party
- Barks and Brews
- Social Hours with Live Music
- Stand Up Comedy Nights
- Mixology Classes
- Cooking Classes
- Murder Mystery Parties
- Local liquor tastings with cigars
- Chocolate Making Class
- Axe Throwing
- Food Truck Nights
- Science Comes Alive!
- Yoga at the Park
- Classic Cars and Coffee
- Foam Parties
- Not So Newlywed Game
- Adult Rodeo



Resources and Support For Vesta's Property Managers



- Director of Resident Experience with 20+ years of experience in events and programming, 10 years specializing in Active Adult entertainment and website management.
- Vesta's 50-page Lifestyle Handbook used for training and reference.
- Hands-on help with staff turnover/transitions and Managers' use of PTO benefits.
- Preferred Vendors List, enabling some of the best pricing in the industry.
- Quarterly customer service centered Newsletter; featuring new vendors, customer service stories and principals, new ideas, and much more.
- Monthly Training sessions; Quarterly Idea-Sharing sessions with all Managers.
- Shared Expertise: Community event budgets ranging from \$9,000-\$105,000/yr.

COMMUNITY PROGRAMMING

AMENITY ATHLETICS

Powered by Vesta – The only in-house amenity produced and managed athletics league in Northeast Florida.



Amenity Athletics goal is to provide a co-ed, "recreational league" environment where families can have fun, learn the fundamentals for the game, and improve performance while promoting good sportsmanship and teamwork. We allow coach and friend requests for team placement. Come play sports with your friends and make some new ones while you're at it. We are a co-ed recreational league that uses parents as volunteer coaches. Coaches must pass a background check and child safety training. We currently produce Spring and Fall youth soccer, Summer and Winter Flag Football and Spring Basketball leagues with over 2500 participants per year in North Florida.



Managing Lifestyle/Recreation Programs for All Demographics

- Zumba
- Body Boot Camp
- Aqua Fitness
- Yoga
- Pilates
- Soccer Shots/Pilates
- Spin/Cycle
- S.T.E.M. programs for kids
- Barre
- Adult Foreign Language
- Ballroom Dance
- Tai Chi
- F-45 Boot Camp Days
- Swim Lessons
- Self Defense
- CPR and AED
- Meditation
- Les Mills Programs
- Skateboarding lessons
- Stretching
- Golf Training
- Summer Camps
- Baking Classes
- Dance: Hip Hop and Ballet
- Basketball Lessons





“

Our HOA has been with Vesta Property Services since they purchased our former Property Services company. They have provided excellent service, advice and dedication to our operational needs.

Vincent Priore

”



QUALITY ASSURANCE

Vesta's Approach to Quality Assurance

Our local Regional Support Team, in partnership with our onsite teams, Boards, and other stakeholders, have developed scalable and customizable Best Practices tailored to each account and scope-of-service, to ensure an optimal experience for our residents. Our approach has and continues to evolve with feedback, advances in technology, and further experience.

Vesta's approach, while varied in application, is designed to eliminate issues before they occur – or at least quickly and efficiently address them as they are identified – to provide the best possible experience for all stakeholders.

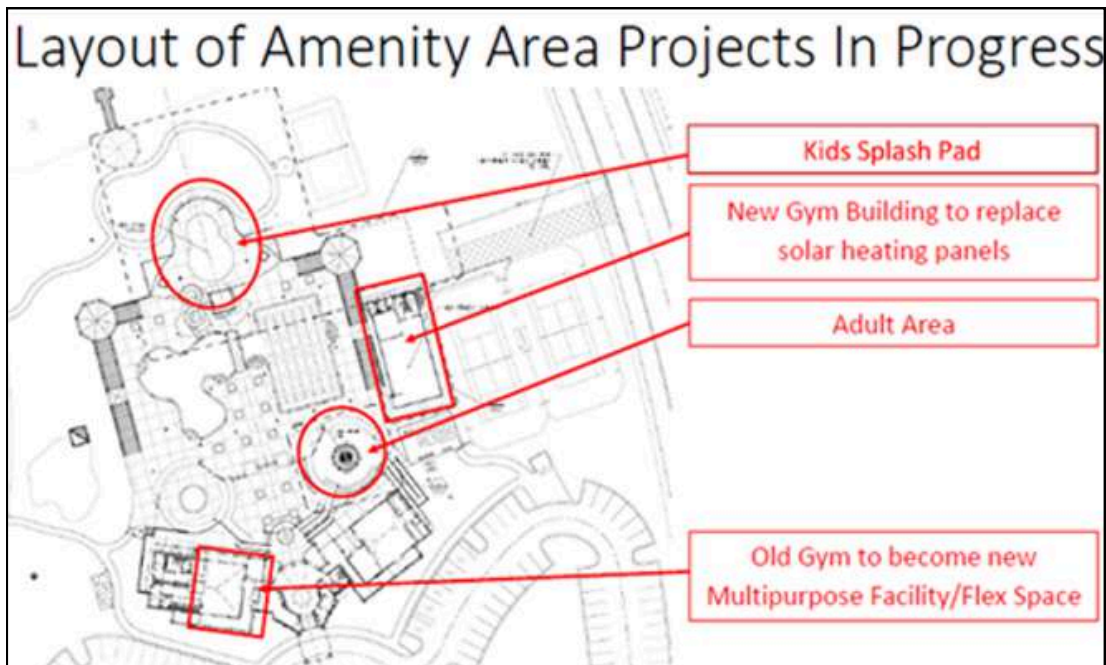
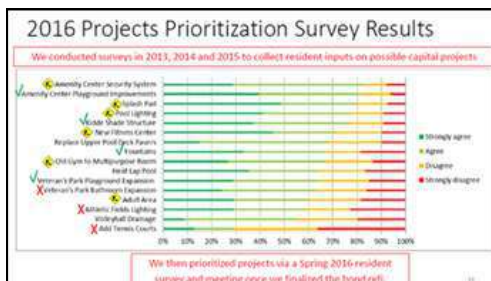
****We do not use all of these tools at every account, but we do use most them at our largest accounts based on amount of resources, scope of services and Board driven priorities to ensure the best use of finite resources.***



NOTE: These 8 components of Vesta's approach to Quality Assurance are explained further on the following pages.

PROJECT MANAGEMENT

- Vesta actively supports all aspects of projects that our client-CDDs undertake, from sourcing vendors, aiding the board in their decision-making process, and then working closely with hired vendors.
- We leverage our expertise and the vendors' while providing accountability regarding their quality of work and contracted scope of work, to best ensure that all stakeholders are engaged and kept updated on (1) work progress to-date; (2) that the work is completed on-time; and (3) that the best overall value is provided to the CDD.
- Vesta has many years of close experience with local vendors and we share our recommendations across all of our client locations. We have participated in regular capital work such as pool resurfacing, addition of pickleball courts, and complex, multi-million dollar enhancement projects. Examples are shown below.



TEAM MEMBER DEVELOPMENT

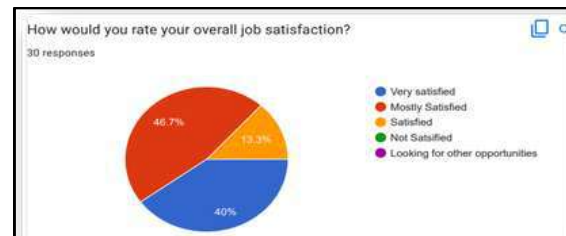
Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for development and advancement, which helps us attract and retain the best talent.

Vesta employs customized, onsite operational training; supports our team to obtain specialized certifications; and provides Vesta-specific Customer Service Training to "set them up for success". We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings and through "peer walks."

- We also provide timely feedback through our **semi-annual check-ins**, which evolved from previous performance management reviews to a less formal, more frequent and empowering experience.



- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite leadership teams.



- Most importantly, we actively foster our culture based upon our Vesta Core Values. One way we do this is through our annual **"Eagle Pride Day"**.

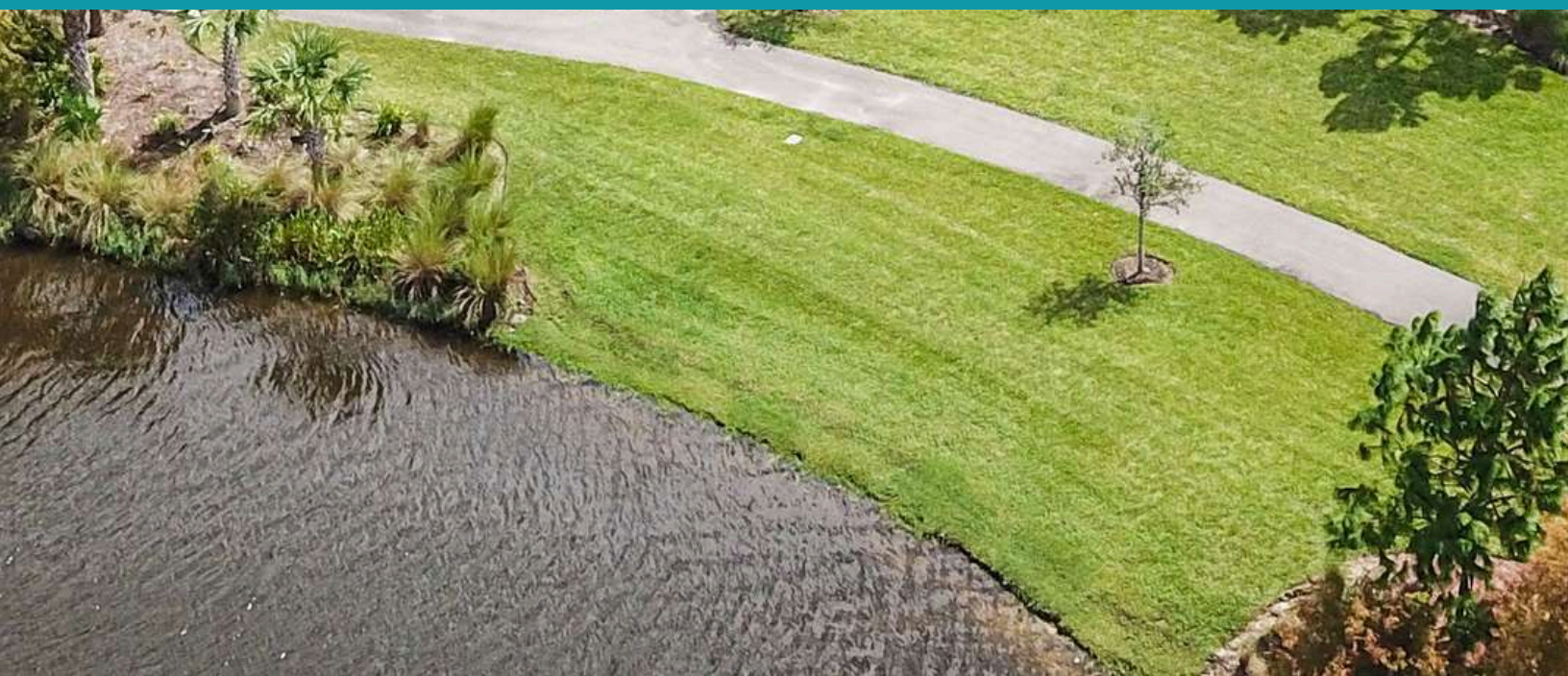


- **Vesta University** is our website-based training resource that provides third party vendor training aids as well as internally created Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint critical skill modules.





COST AND REFERENCES



FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES:

ANNUAL BASE FEE AND ADJUSTMENT PROVISIONS

The Annual Base Fee shall be subject to annual adjustment only by mutual written agreement of the parties in writing for adjustments exceeding these amounts (mutual consent can be in the form of an approved budget that clearly shows any requested increase).

The Annual Base Fee for the first Agreement Year shall be as follows \$64,000.00 (\$5,333.33 per month).

District Management Services	\$47,000.00
Field Services	\$15,000.00
Dissemination Agent Services (Per filing)	\$1,000.00
Annual Total	\$64,000.00

Amenity Management pricing is based on a cost-plus model. The community is only billed for labor that is actualized at the end of each month. Cost-plus prioritizes transparency and flexibility.

“

Vesta has done an outstanding job and continues to adapt to the ever-changing environment and needs of the community and its residents. Vesta has seen the amenities are maintained in the most up-to-date manner and one the residents are proud of. I, along with the rest of the Board, would highly recommend Vesta for any position for which they may be considered.

Jack Davidson, past President Federation Board, Kings Point Sun City Center

”

MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the agreement	\$125.00 per hour
Additional Amenity Management Services	\$55.00 per hour
Mail Distribution	
General Distribution - Includes label, folding, insertion of up two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03 per additional page
Labels	\$0.07 each
Certified Mail	Actual cost charged by the United States Postal plus handling charge of \$5.00 per certified mail item
Postage	Actual cost charged by the United States Postal Service (no markup or additional fees)
Copies	
Black and White, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided)	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services - includes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour, billed in quarter-hour increments with a minimum charge of onequarter hour per service request
File Storage - Records preceding those included in base fee (current year records plus two years previous). The District may request transfer of any or all stored boxes at any time without charge for such transfer. Upon termination of this Agreement, all records shall be transferred to the District or its designee within thirty (30) days at no additional cost to the District.	\$15.00 per box per month, with charges prorated on a daily basis for partial months
Notary service	Included
Estoppel letters for Sellers of Property - the Service Company will charge the seller directly	Per market rates

SCHEDULE OF ADDITIONAL SERVICES OFFERED AND FEE-SCHEDULE

Information Technology & Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

NOTE: All annual fees for the Services listed above shall be billed on a monthly basis in 12 monthly installments. Any fees for additional services will be billed following services rendered.

1. **Additional District Meetings:** The Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to three (3) hours in length.
 - \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 3-hour meeting timeframe included in this proposal.
 - \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed at a total fee of \$800 per meeting.
2. **Postage and freight are not included in this proposal.**
3. **Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
4. **Assessment Methodology Consultant Services (Special Methodology Reports):**
 - New Bond Issuance Fee: \$25,000 per new bond issuance.
 - Refinance Fee: \$15,000 per bond refinance
 - Bond Anticipation Notes: \$15,000 per issuance.
5. **Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

FACILITY AND MAINTENANCE JANITORIAL SERVICES

Janitorial can be provided for \$650.00 per month for two service visits per week.

Villages of Westport CDD – Janitorial Services

Description of Work to Be Performed Two Times Per Week (Tuesday and Friday).

- All paper goods restocked upon each visit or as needed.
- Hand soap to be re-filled as needed and will be monitored so that it does not run out.
- Scrubbing and disinfecting the toilets, all sinks, all countertop areas, all cabinet areas.
- Mirrors, doorknobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse to be cleaned/disinfected.
- Sweep, vacuum and mop all floors.
- All trash bins to be emptied at each visit and new liners in place.
- Replacement of burned-out light bulbs.
- Clean/disinfect drinking fountain.
- Pick up all trash and debris on clubhouse grounds.
- Dust all furniture, pictures, tables, lamps and baseboards in clubhouse.
- Blinds and windowsills dusted.

Description of Work to Be Performed One Time Per Week:

- Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris.
- Remove wasp/hornet's nests as needed.

Equipment and Supplies:

- Cleaning equipment and standard cleaning solutions to be provided at no charge to the customer.
- Toilet Paper, Paper Towels, Hand Soap, Trash Bags, Light Bulbs and other Specialty Supplies to be invoiced back to Villages of Westport CDD.

“

We are writing this letter to commend two of the girls who run the clubhouse and all the activities involved. Jayne and Julie are exceptional and an asset to the community. They are always welcoming and helpful to anyone who comes to the office, whether a long-time resident or a potential resident. They have both gone above and beyond in assisting with the year long Food Drive and the Christmas Toy Drive, which has made both drives so successful. Our community is lucky to have these girls.

Marty and Mimi Kaufman, Northeast Florida CDD Residents

”

REFERENCES

Project Name/Location: Avalon Groves/Clermont

Contact: Gene Mestrangeli

Contact Email: seat5@avalongrovescdd.com

Contact Phone: (630) 638-8658

Project Type: Planned community of 1750 homes

Dollar Amount of Contract: \$54,000

Scope of Services for Project: District and Field Management

Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida

Contact: Shelley Grandon

Contact Email: shelleygrandon@proassurance.com

Contact Phone: (813) 205-5229

Project Type: Planned community of 669 homes

Dollar Amount of Contract: \$80,000

Scope of Services for Project: District Management

Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida

Contact: Dr. Howard Entman, Chairman

Contact Phone: (901) 230-0922

Contact Email: hentmanmd@gmail.com

Project Type: Planned community of 1,500 homes

Dollar Amount of Contract: \$109,840

Scope of Services for Project: District Management, General Manager and Assistant General Manager

Dates Serviced: June 2023 - Present

Project Name/Location: Fleming Island Plantation CDD/Clay County, FL

Contact: Mike Cella

Contact Email: MCella@fipcommunity.com

Project Type/Description: CDD of 2,400 homes

Dollar Amount of Contract: \$773,743

Scope of Services for Project: Amenity Management, District Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Dates Serviced: June 2024 - Present



Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132



RESOLUTION 2027-01

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 19th day of October 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: October 19, 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 2026 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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“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

Memorandum

To: Board of Supervisors

From: District Management

Date: October 19, 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 2026 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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“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



Villages of Westport CDD August 2026 Field Inspection

Monday, August 10, 2026

Prepared For Board of Supervisors

28 Items Identified

Justin Fisher

Inframark

General Info

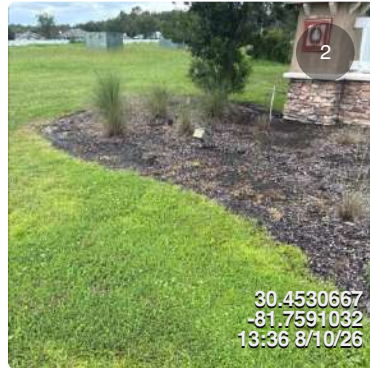
The Greenery Inc will be taking over the property with a start date of 9/1/2026. Brightview's last date of service is 8/24/2026.

Solitude Lake Management has been notified about ongoing pond concerns. Recent test results showed a very low dissolved oxygen level in the ponds. This restricts the amount of chemicals that can be used to combat algae and aquatic weeds. We will continue to monitor this.

Item 1 - West Monument

Assigned To: Brightview

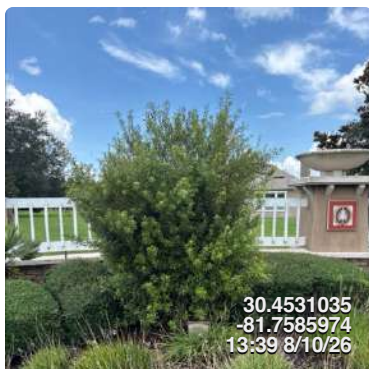
Weed pressure was addressed. The bed lines have been defined. This area holds a lot of water.



Item 2 - East Monument

Assigned To: Brightview

Weed pressure was addressed. The bed lines have been defined.



Item 3 - Wax Myrtle

Assigned To: Brightview

The Wax Myrtle pictured should be pruned/shaped.

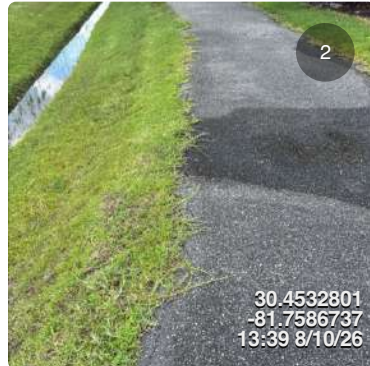
Location:

East Monument

Item 4 - Missed Edging

Assigned To: Brightview

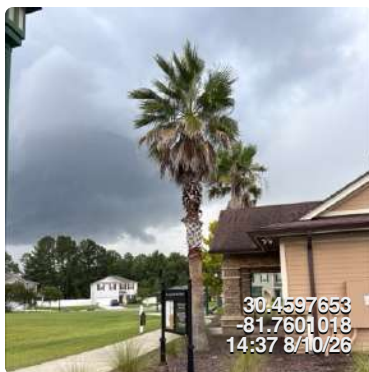
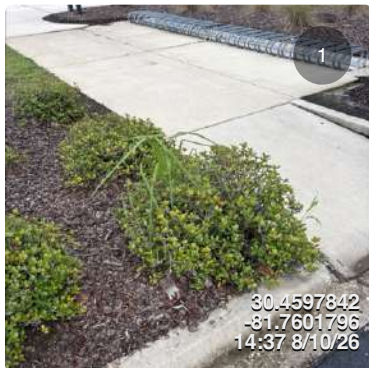
Please maintain a hard edge along the sidewalk/walking path where applicable.



Item 5 - Detailing

Assigned To: Brightview

Clear the volunteer palms and grass from the Indian Hawthorn at the amenity center.



Item 6 - Palm Pruning

Assigned To: Board Updates

Proposal from Brightview was declined. The Greenery will provide a proposal for the next meeting.



Item 7 - Trash

Assigned To: Inframark Maintenance

Trash should be tended to during routine maintenance.



Item 8 - Trash

Assigned To: Inframark Maintenance

Trash should be tended to during routine maintenance.



Item 9 - Palm Removal

Assigned To: Board Updates

Proposal from Brightview was declined. The Greenery will present a proposal at the next meeting.



Item 10 - Remove Lift

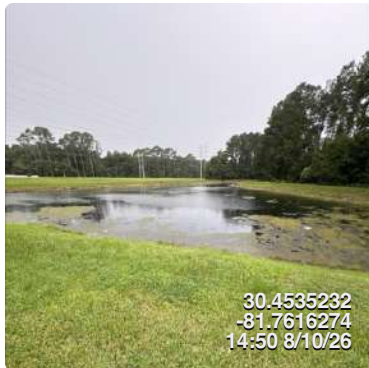
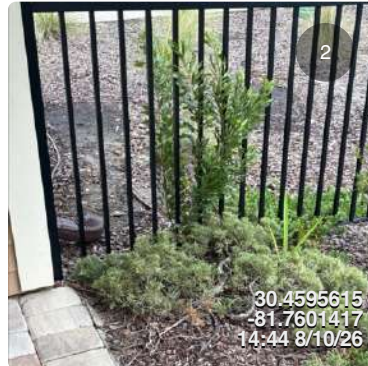
Assigned To: Inframark Maintenance

CDD needs to coordinate the removal of the old ADA lift.

Item 11 - Detailing

Assigned To: Brightview

Remove unwanted weeds/sedge around the amenity center/pool.

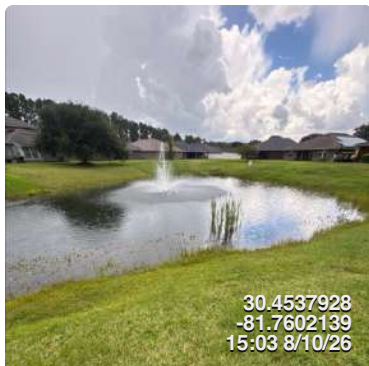


Item 12 - Significant Algae

Assigned To: Solitude Lake Management

There is a significant amount of algae and aquatic weeds. This should be addressed during routine maintenance.

Pond 1



Item 13 - Aquatic Weeds

Assigned To: Solitude Lake Management

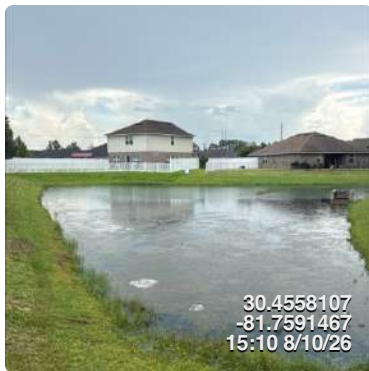
There is a significant amount of aquatic weeds. This should be addressed during routine maintenance.

Pond 2

Item 14 - Pressure Washing

Assigned To: Inframark Maintenance

The Board has received a proposal for the pressure washing of all monuments and the wall facing Braddock.

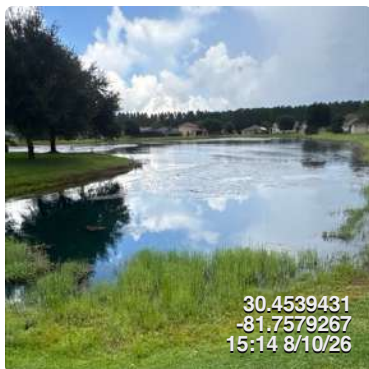


Item 15 - Trash/Algae

Assigned To: Solitude Lake Management

There's a significant amount of algae and trash in this pond. This should be addressed during routine maintenance.

Pond 3



Item 16 - Significant Algae

Assigned To: Solitude Lake Management

There is a significant amount of algae and aquatic weeds. This should be addressed during routine maintenance.

Pond 4

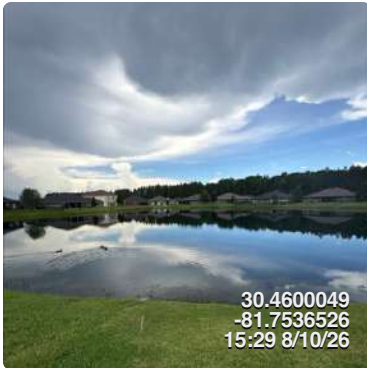


Item 17 - Minimal Algae/Aquatic Weeds

Assigned To: Solitude Lake Management

There is a minimal amount of Algae/Weeds present. These should be treated during routine maintenance.

Pond 5



Item 18 - Minimal Algae

Assigned To: Solitude Lake Management

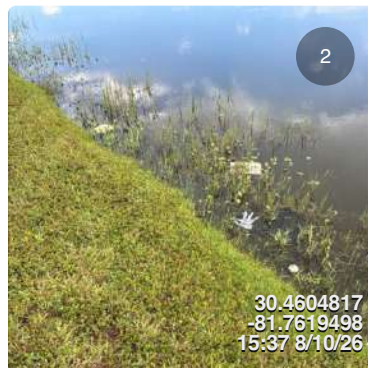
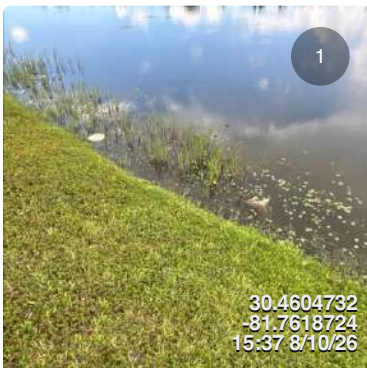
There is a minimal amount of Algae/Weeds present. These should be treated during routine maintenance. Pond 6

Item 19 - Trash

Assigned To: Solitude Lake Management

There was a significant amount of trash in this pond.

Pond 7



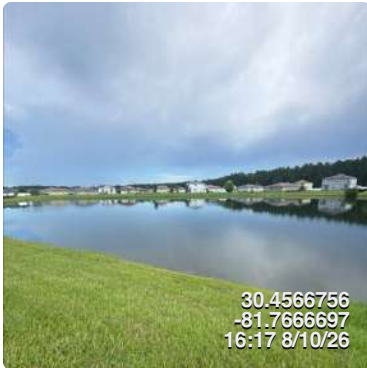


Item 20 - No Issues

Assigned To: Solitude Lake Management

This pond looks well maintained. There are limited signs of algae or weeds.

Pond 8



Item 21 - No Issues

Assigned To: Solitude Lake Management

This pond looks well maintained. There are limited signs of algae or weeds.

Pond 9

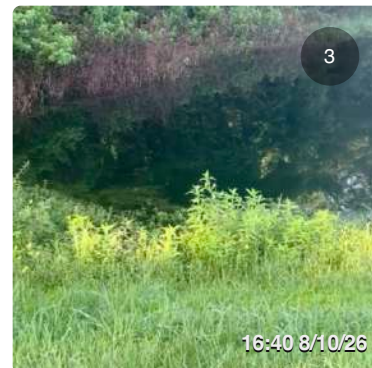
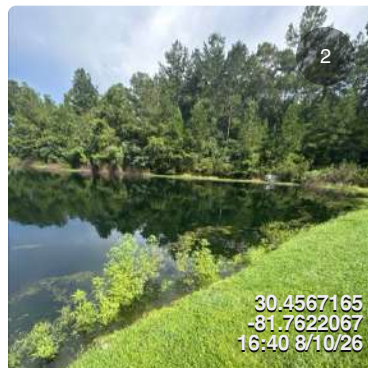
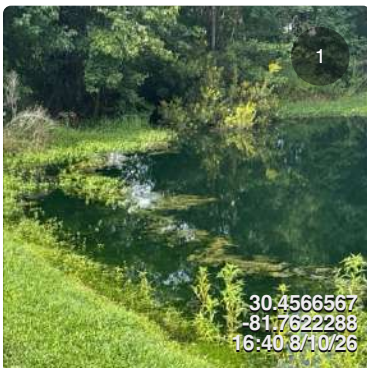
Item 22 - Algae/Aquatic Weeds

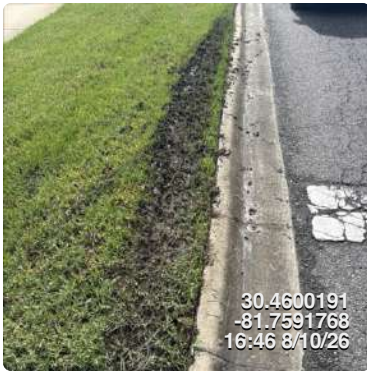
High

Assigned To: Solitude Lake Management

There is trash, algae and aquatic weeds present. We've had multiple resident complaints.

Pond 10





Item 23 - Turf Damage

Assigned To: Brightview

Turf damage caused by vehicle.

Location:

Devinston Entrance exit ROW.

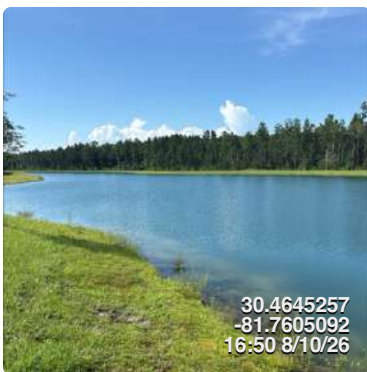
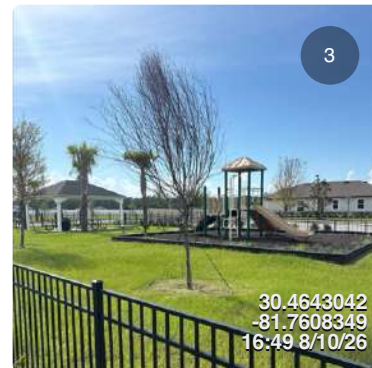
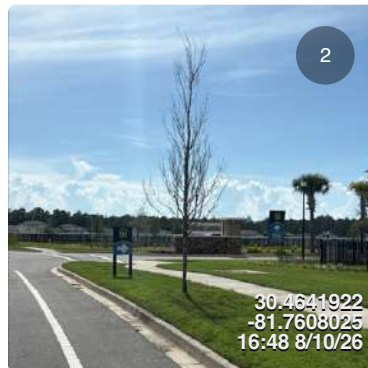
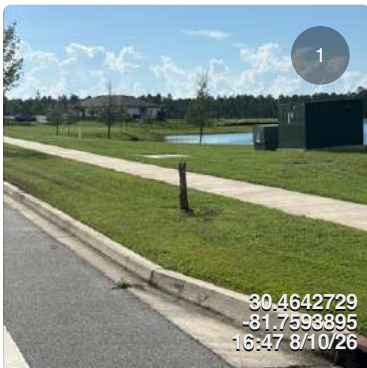
Item 24 - Tree Removal/Replacement

Assigned To: Brightview

Proposal from Brightview was declined. The Greenery to provide proposal to remove and replace. These trees may also be under warranty.

Location:

Westport Landing



Item 25 - No Issues

Assigned To: Solitude Lake Management

This pond looks well maintained. There are limited signs of algae or weeds.

Pond 12

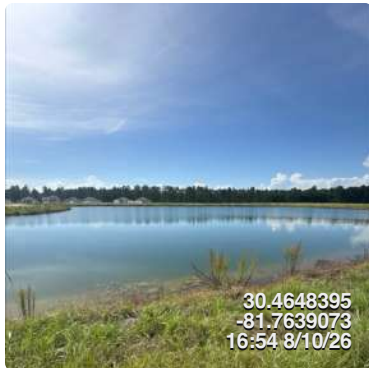
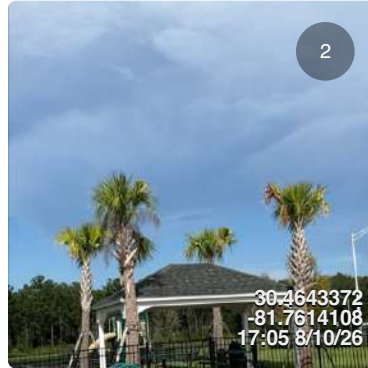
Item 26 - Chlorotic Palms

Assigned To: Brightview

There are multiple palms at the playground and median showing signs of distress. Please diagnose and treat.

Location:

Westport Landing



Item 27 - No Issues

Assigned To: Solitude Lake Management

This pond looks well maintained. There are limited signs of algae or weeds.

Pond 11



Item 28 - Easement Maintenance

Assigned To: Brightview

The easement along the vinyl fence at Westport Landing is not being maintained.



Villages of Westport September 2026 Field Inspection

Tuesday, September 8, 2026

Prepared For Board of Supervisors

27 Items Identified

Justin Fisher

Inframark

General Info

It seemed as if the community was left unkempt once the former vendor was informed of their contract being canceled. This left The Greenery with a lot of catching up to do. I'm confident we will get things dialed in shortly.

Pressure washing proposal was submitted for review. This included both of the main monuments, Keniston, Creston and Devinston monuments and the Braddock side of the walls.

Solitude Lake Management (SLM) will be submitting a detailed report with recommendations to improve the health of the ponds throughout the community. There were 3 ponds (Ponds 3, 4 and 10) of major concern that were inspected by SLM and Inframark on the date of inspection. They have all been treated and special attention was paid to them. Ponds 3 and 10 showed significant progress. Pond 4 was treated on the date of inspection and will be monitored.

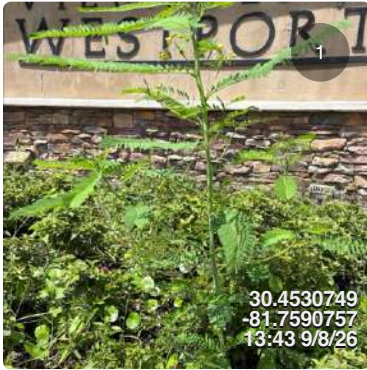
A palm pruning proposal will also be included in the agenda.

Irrigation and Annual enhancements for all 4 phases/entrances will be proposed as well.

Item 1 - Detailing

Assigned To: The Greenery Inc.

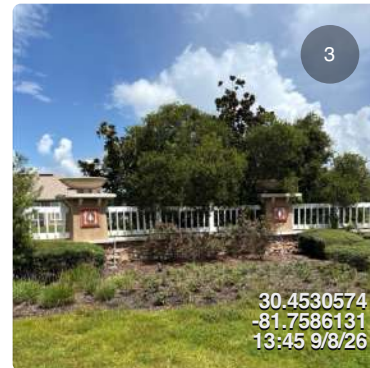
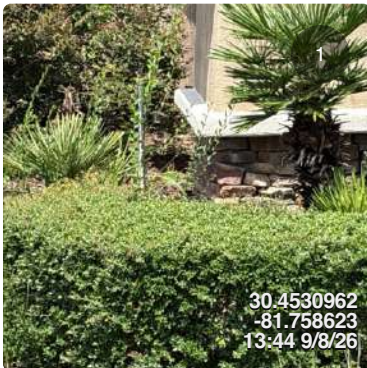
This was addressed with the account manager. The beds need to be rid of weeds, grasses and a clear defined edge must present.



Item 2 - Detailing

Assigned To: The Greenery Inc.

Again, weeds and volunteer grasses need to be addressed. Also, shaping of the larger foliage should be performed. I'm confident we will get this dialed in with the new vendor.

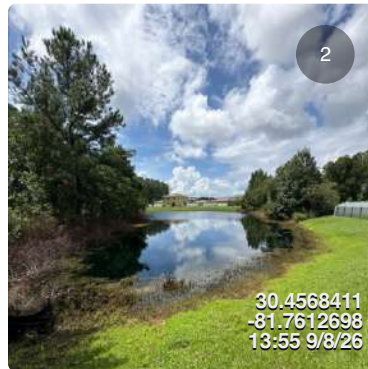
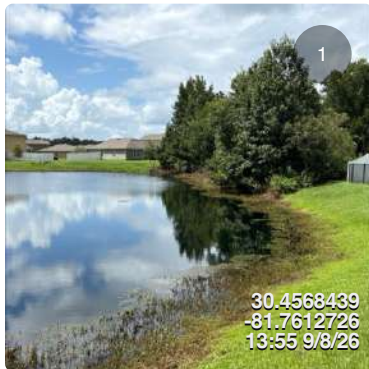


Item 3 - Moderate Algae

Assigned To: Solitude Lake Management

This pond been treated and progress is noted.

Pond 10

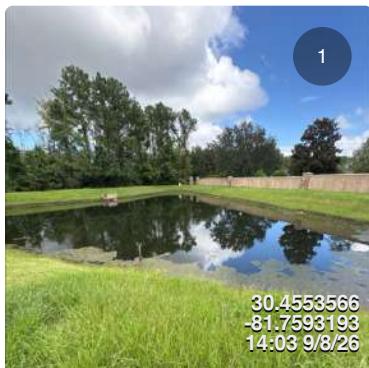


Item 4 -Significant Algae

High

Assigned To: Solitude Lake Management

Pond 3



Item 5 - Minimal Algae

Low

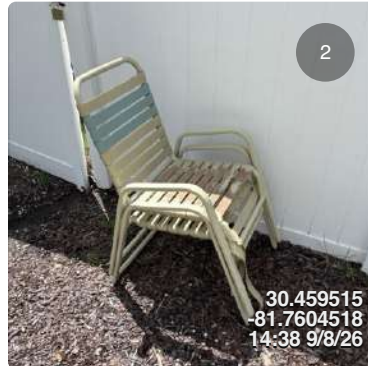
Pond has been treated in the algae is decaying improvement is noted.

Pond 1

Item 6 - Trash

Assigned To: Inframark Maintenance

On site liaison - Harold Burns has been contacted and asked to disposed of these bulk items.



Item 7 - Disposal of Old ADA Lift

Assigned To: Inframark Maintenance

Harold Burns has been tasked with finding a local vendor to remove/dispose of this item.



Item 8 - Enhancements

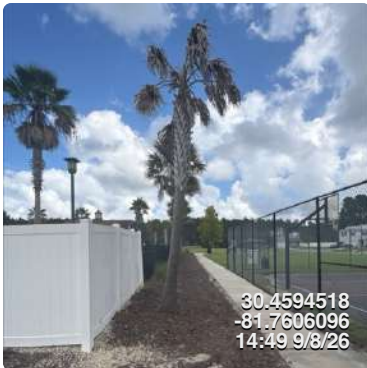
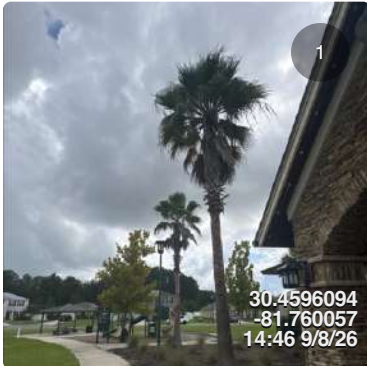
Assigned To: The Greenery Inc.

There are areas around the pool that are either void of plantings or plant separation is needed. The Greenery will bring their recommendations to the board for review. This is an area where the Flax Lilies have infiltrated the Juniper.

Item 9 - Palm Pruning

Assigned To: The Greenery Inc.

The Greenery will submit a proposal to clean up the Palms around the Amenity Center.



Item 10 - Palm Removal

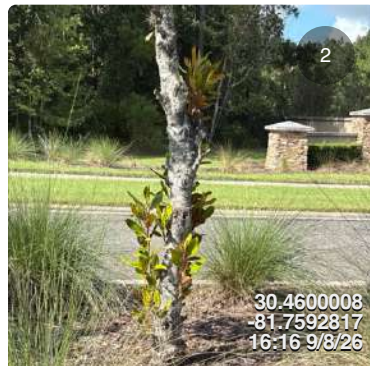
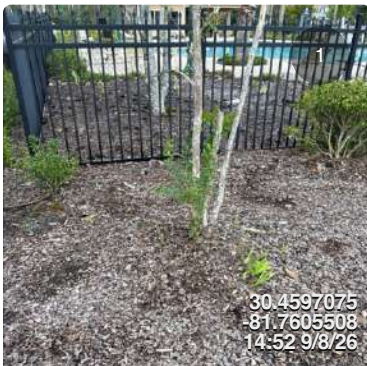
Assigned To: The Greenery Inc.

The Greenery to submit a proposal to flush cut this palm.

Item 11 - Sucker Growth

Assigned To: The Greenery Inc.

Property-wide, sucker growth on Crepe Myrtle's, Live Oaks and Magnolias should be addressed during routine maintenance.

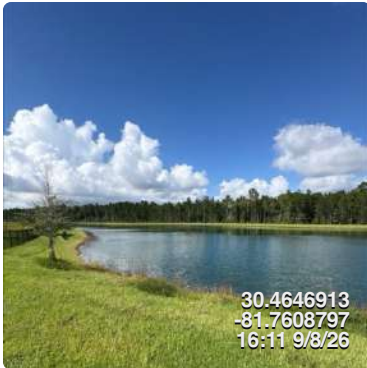




Item 12 - Annuals

Assigned To: The Greenery Inc.

Annuals at all of the entrances continue to flourish. They are definitely overgrow. The Greenery will submit a proposal for rotations to be approved by The Board. The Board may want to wait until November for the Holiday rotation.



Item 13 - Minimal Algae

Assigned To: Solitude Lake Management

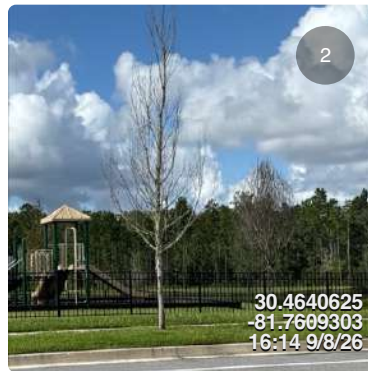
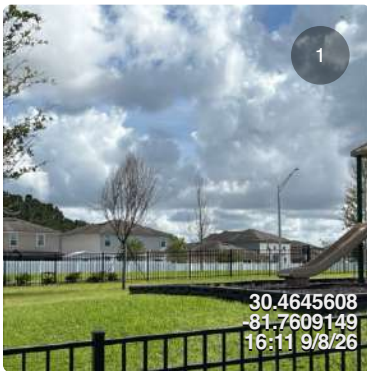
Pond 12

Low

Item 14 - Tree Replacements

Assigned To: The Greenery Inc.

The Greenery to provide proposal to remove/replace multiple trees in Westport Landing.



Item 15 - Palm Health

Assigned To: The Greenery Inc.

3 of the 4 palms at Westport Landing are showing signs of too much water. Irrigation adjustments may be necessary.



Item 16 - Irrigation Adjustments

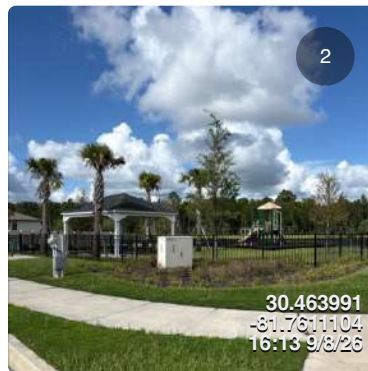
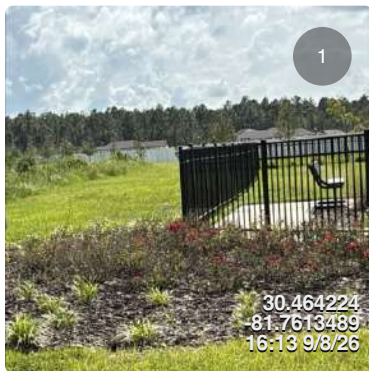
Assigned To: The Greenery Inc.

Drip-line irrigation should be extended throughout the median bed at Westport Landing.

Item 17 - Enhancements

Assigned To: The Greenery Inc.

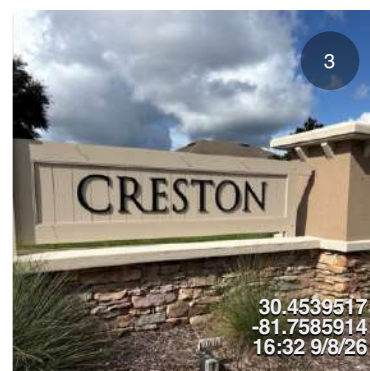
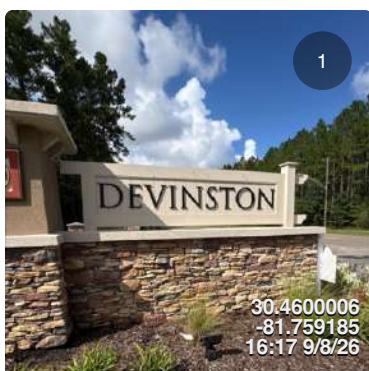
There is discussion of removing the underperforming roses and replacing with something more tolerant of the current conditions at this entrance. The Greenery to submit proposal.



Item 18 - Pressure Washing

Assigned To: Inframark Maintenance

Pressure washing proposal to be submitted by local vendor.



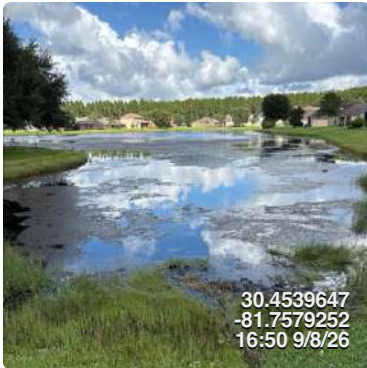
Medium



Item 19 - Moderate Algae

Assigned To: Solitude Lake Management

Pond 2



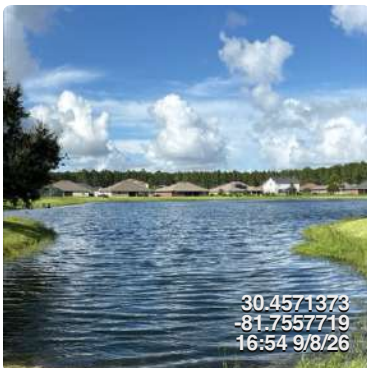
Item 20 - Significant Algae

Assigned To: Solitude Lake Management

Boat was launched on the date of inspection. It has been treated and we will monitor for improvement.

Pond 4

High



Item 21 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 5

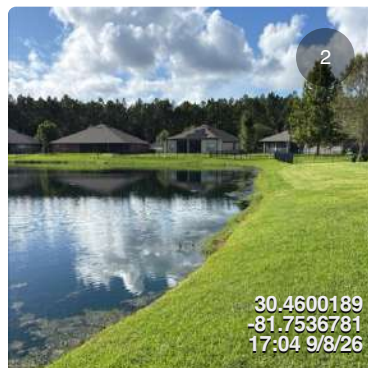
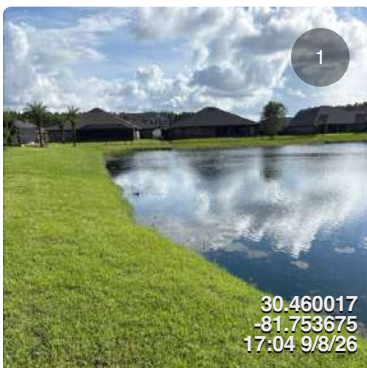
Low

Item 22 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 6

Low





Item 23 - Missed Mowing

Assigned To: The Greenery Inc.

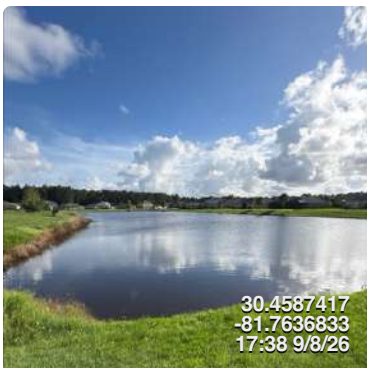
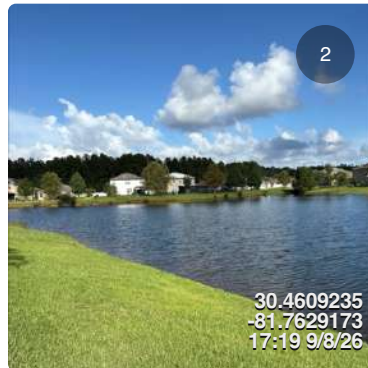
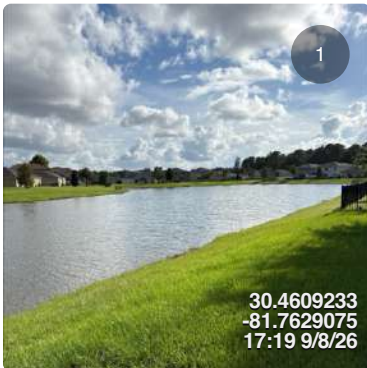
This area was missed during recent service. It may have been saturated.

Item 24 - Minimal Algae

Low

Assigned To: Solitude Lake Management

Pond 7

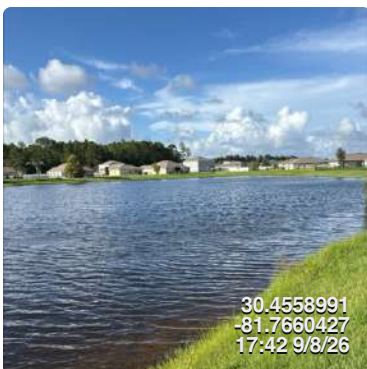


Item 25 - Minimal Algae

Low

Assigned To: Solitude Lake Management

Pond 8



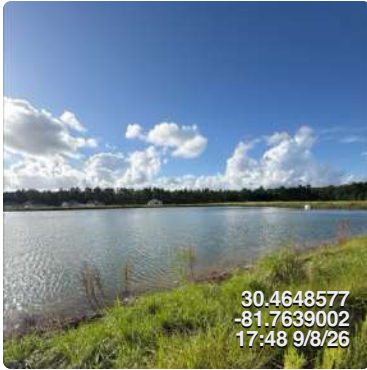
Item 26 - Minimal Algae

Low

Assigned To: Solitude Lake Management

Pond 9

Low



Item 27 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 11



Villages of Westport CDD October Field Inspection

Friday, October 2, 2026

Prepared For Board of Supervisors

30 Items Identified

Justin Fisher

Inframark

General Info

The mowing/detailing crews were rained out on the date of inspection 10/1/26. The Greenery Inc. informed me they would be back on property 10/2/26 to finish the service.

The Lake Doctors were recently voted in to replace Solitude Lake Management for pond maintenance. Their start date will be 11/1/26. For what it's worth, the shorelines were treated and most of the algae looks to be in a state of decay.

The old ADA Lift and other bulk trash was removed from the amenity center/pool area with the help of on site staff Mr. Burns.

Resident complaint of nuisance trees has been addressed. Mark and Roy of The Greenery have been in contact with the residents and plan to follow up with a visit from an arborist.



Item 1 - Dead Plant Material

Assigned To: The Greenery Inc.

Property-wide, continue to remove dead plant material from the landscaping.



Item 2 - Proposal For New Pool Furniture

Assigned To: Board Updates

Inframark can provide a proposal to replace the pool furniture if the Board so chooses.

Item 3 - Proposal For New Plant Material

Assigned To: The Greenery Inc.

Vendor to provide proposal to fill in the empty spaces surrounding the pool area.

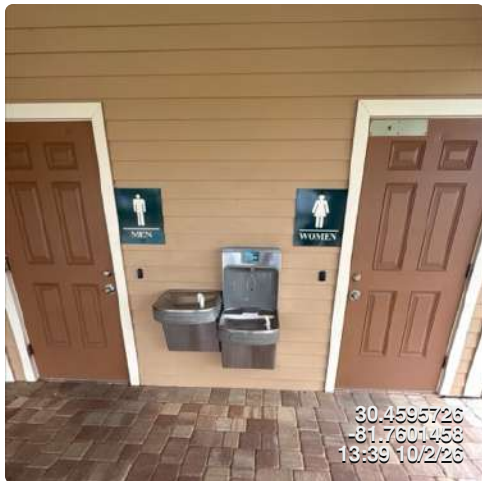




Item 4 - Proposal To Remove Palm

Assigned To: The Greenery Inc.

Vendor to provide proposal to flush cut and remove this dead palm tree.



Item 5 - Janitorial

Assigned To: Board Updates

Janitorial is being performed regularly by on site staff - Mr. Burns.

Item 6 - Proposal For Palm Pruning

Assigned To: The Greenery Inc.

Vendor to provide a proposal to prune all palms outside the scope of the current contract.
Removing seed pods, down/brown fronds and loose boots from the trees.



Item 7 - Proposal For New Plant Material

Assigned To: The Greenery Inc.

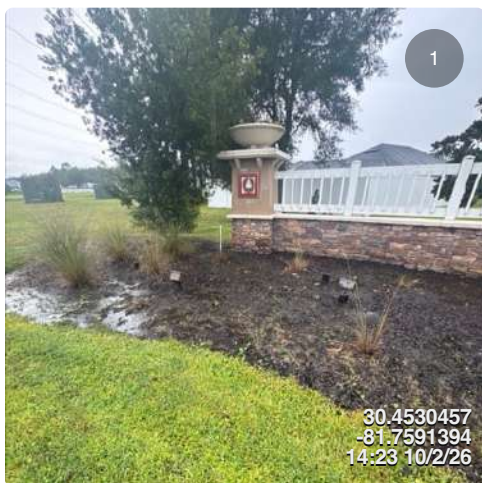
Vendor to provide a proposal to install Ornamental Grasses in the common area.



Item 8 - West Braddock Monument

Assigned To: Board Updates

The beds were detailed and weeds removed. The area around the West monument stays saturated. The vendor would want to take this into consideration for future enhancements.



Item 9 - Ligustrum Pruning

Assigned To: Board Updates

Some of the pruning was completed along Braddock. These Ligustrum look well maintained. The Greenery planned on having crews out to complete this work on 10/3/26.



Item 10 - New Signs

Assigned To: Board Updates

New signs were installed at Pond 7, Pond 5 and Pond 4. We have 3 new signs remaining in the storage room.



Item 11 - East Braddock Monument

Assigned To: Board Updates

This beds were detailed weeds and sedge were removed. However, the crew was rained out and they were not able to pickup the debris.

Item 12 - Annuals

Assigned To: The Greenery Inc.

Vendor to provide a proposal to replace the annuals throughout the property.



Item 13 - Pressure Washing Proposal

Assigned To: Board Updates

A proposal was submitted to pressure wash the Devinston, Keniston and Creston monuments. As well as the wall along Braddock and the 2 main monuments. This totaled \$3100. This will be included in the next meeting agenda.



Item 14 - Moderate Algae

Medium

Assigned To: Solitude Lake Management

Pond 1



Item 15 - Minimal Algae

Low

Assigned To: Solitude Lake Management

Algae and weeds have been treated.

Pond 2

Item 16 - Minimal Algae

Low

Assigned To: Solitude Lake Management

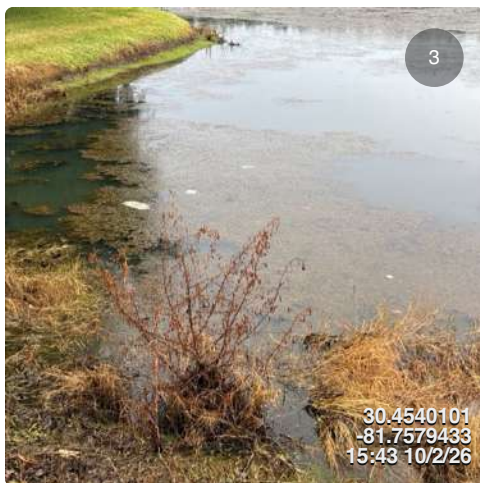
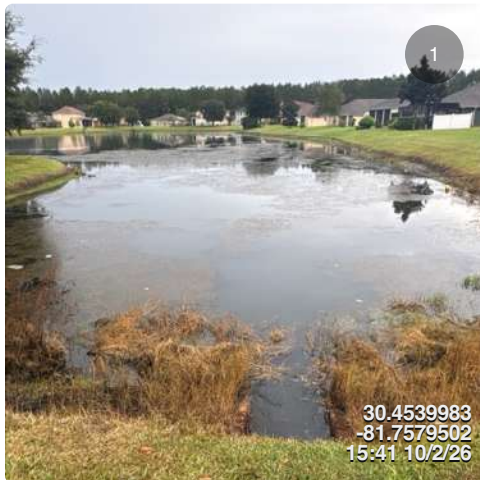
Pond 3



Item 17 - Significant Algae/Trash To Be Picked Up

Assigned To: Solitude Lake Management

Pond 4



Item 18 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 5

Low



Item 19 - Minimal Algae

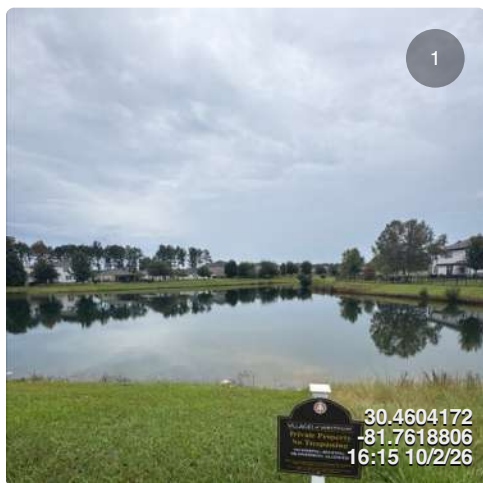
Assigned To: Solitude Lake Management

Pond 6

Item 20 - Minimal Algae/Trash To Be Picked Up

Assigned To: Solitude Lake Management

Pond 7



Item 21 - No Algae

Assigned To: Solitude Lake Management

There is no algae and the shoreline was treated.

Pond 8

N/A

Item 22 - No Algae

Assigned To: Solitude Lake Management

Pond 9



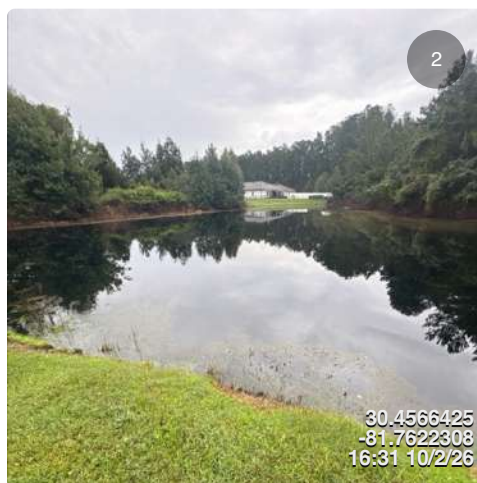
Item 23 - Moderate Algae

Medium

Assigned To: Solitude Lake Management

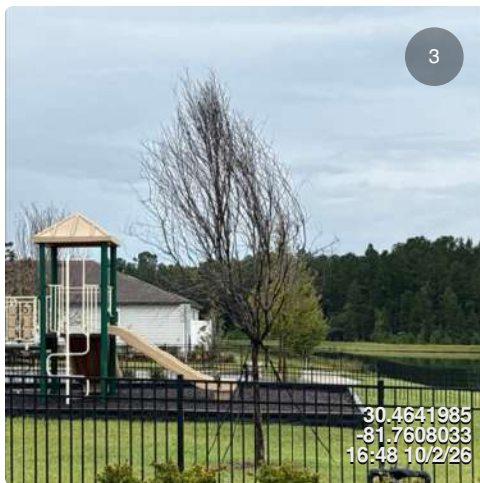
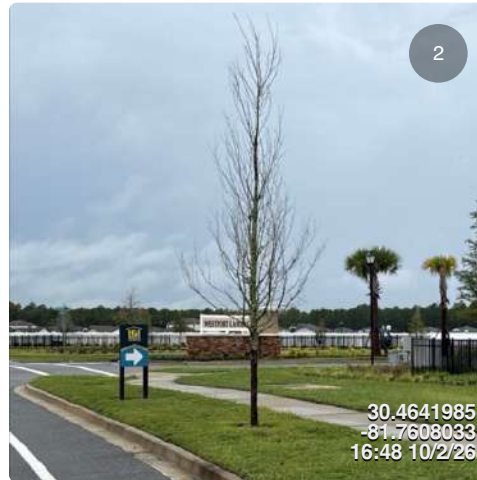
Shoreline was sprayed and the algae looks better than it has.

Pond 10



Item 24 - Proposal For Tree Replacement

Assigned To: The Greenery Inc.



Item 25 - Repaired Sign

Assigned To: Inframark Maintenance

Downed sign was repaired at Pond 12.



Item 26 - No Algae

N/A

Assigned To: Solitude Lake Management

Pond 12



Item 27 - No Algae

N/A

Assigned To: Solitude Lake Management

Pond 11

Item 28 - Easement Maintenance

Assigned To: The Greenery Inc.

Once caught up on focal points the easement along the vinyl fence in Westport Landing will be addressed.



Item 29 - Palm Health

Assigned To: The Greenery Inc.

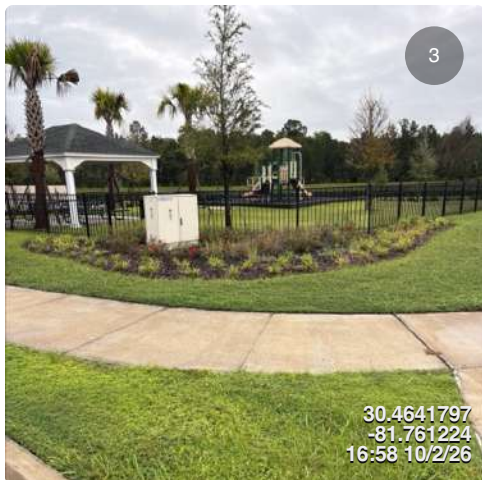
3 of the 4 palms at Westport Landing are showing signs of too much water. Irrigation adjustments may be necessary.



Item 30 - Proposal Westport Landing Enhancements

Assigned To: The Greenery Inc.

There is discussion of removing the underperforming roses and replacing with something more tolerant of the current conditions at this entrance. The Greenery to submit proposal.



First Coast Home Services, LLC
603 St. Johns Ave Green Cove Springs, FL 32043
(904)838-8712
www.firstcoasthomeservices.com
email: john@firstcoasthomeservices.com

Estimate

INVOICE #2920100
DATE: JULY 27, 2026

To:
Westport Community
Justin Fisher Inframark

For:
Pressure Washing

DESCRIPTION	AMOUNT
Pressure Wash - Monument signs at Keniston, Devinston and Creston	\$200.00
Pressure wash wall along Braddock on both sides of the road and Signs on the end	\$2900.00
Thank You For Your Business	
TOTAL	\$3100.00



Work Order Proposal

Property Name: Villages of Westport CDD
Address: 6702 Sandle Dr, Jacksonville, FL 32218
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Proposal Date: 10/5/2026
Proposal Work Order #: 96515
Prepared By: MARK SMOLARSKY

Enhancement Single WT

Prune palms in pool area

Cut one dead palm down flush to the ground.

DESCRIPTION	QTY	SIZE	TOTAL PRICE
Optional Services			\$2,288.25
Palm Tree Pruning (Sub) - 10' - 20'	21.00	1 EA	
Miscellaneous - Subcontractor			
Total for Work Order #96515			\$2,288.25

Alternates

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE	NOTES
Palm Tree Pruning (Sub) - 10' - 20'	21.00	1 EA	60.7500	\$1,275.75		
Miscellaneous - Subcontractor				\$1,012.50		

TERMS & CONDITIONS

1. **Plant Guarantee.** 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.
2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. **Deer.** Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. **Tree Work.** Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding, or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. **Utility Locates.** The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. **Irrigation Pricing.** The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Any irrigation prices included in this bid are an estimation only.
7. **New Construction Irrigation Installation.** Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. **Drainage.** Any drainage installation is meant to improve conditions but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. **Access to Jobsite.** Client/Owner is to provide all utilities to perform the work. Client/Owner will 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 owner makes the site available for the performance of the work.
10. **Invoicing.** Client/Owner shall remit payment to Contractor upon receipt of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.
11. **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 the 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 and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. **Promotional Clause.** The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will 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 Client/Owner. 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 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

Property Name: Villages of Westport CDD
Address: 6702 Sandle Dr, Jacksonville, FL 32218
Client Contact: Samantha Harvey samantha.harvey@inframark.com
Client Phone #: 904-327-6465

Proposal Date: 10/5/2026
Proposal Work Order #: 96515
Prepared By: MARK SMOLARSKY

Total: \$0.00
Deposit Amount (50%): \$0.00

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By MARK SMOLARSKY
 Date MARK SMOLARSKY
10/5/2026
The Greenery, Inc.

By _____
 Date _____

Pond Assessment Report

Account Information

Field	Details
Account Name	Villages of Westport CDD
Previous/ Scheduled Treatment	August 31/ September 8
Report Date	25 Aug 2026
Assessed By	Nate Barszczewski

Villages of Westport CDD



Pond Details and Current Conditions

Pond Name/ Number: 1



Description of Current Conditions:

Moderate amount of submerged slender spikerush found in the pond. Algae growth about 30% coverage growing mainly where slender spikerush is topping off. Minor shoreline grasses observed along the edge and some trash found.

Recommendations:

As the main issue here is the slender spikerush I would recommend getting grass carp stocked in the pond. Grass carp are nature's barbers and will give the vegetation a haircut preventing it from reaching the surface and causing algae blooms. We want some vegetation to remain in the ponds as it will absorb excess nutrients and prevent algae blooms. Carp are managed by the state and require barriers on outflow structures and proper permits set in place. We can assist with these and the stocking if interested.

Pond Name/ Number: 2



Description of Current Conditions:

Minimal shoreline grasses observed around the pond with most grasses seeming to have been treated and starting to decay. Some taller cattails still remain. No algae or trash found at this time. Submerged slender spikerush was observed in the pond but not topping off.

Recommendations:

As with pond 1 slender spikerush is present. I recommend stocking grass carp in this pond as well.

Pond Name/ Number: 3



Description of Current Conditions:

This pond has some submerged vegetation growing in the pond and it has surfaced and causing some minor algae bloom. Minor shoreline grasses around the perimeter. Some trash was found around the pond.

Recommendations:

Another pond dealing with slender spikerush. Grass Carp are normally stocked across the whole community so the more ponds dealing with submerged vegetation the more reason to get them stocked to control the growth.

Pond Name/ Number: 4



Description of Current Conditions:

Moderate shoreline vegetation growing around the perimeter of the pond.
Some algae detected where submerged vegetation is present and surfacing.
No trash was observed along the banks.

Recommendations:

As with the other ponds so far, grass carp are the best route to help control this vegetation. We will have the technician treat the grasses along the bank to get the back under control.

Pond Name/ Number: 5



Description of Current Conditions:

Moderate amounts of shoreline vegetation along the perimeter of the pond. Submerged slender spikerush is present but has not surfaced yet. No algae detected on the pond. Trash was found in the pond.

Recommendations:

We will have the technician treat the vegetation around the perimeter. Grass carp would be the only recommendation for this pond. Other recommendations for a healthy pond would likely be recommended in the future but our main focus should be on controlling the submerged vegetation.

Pond Name/ Number: 6



Description of Current Conditions:

Minor growth of invasive shoreline vegetation. No algae present. Submerged vegetation detected along the perimeter but likely present in the center as well. Very little trash was found in the pond.

Recommendations:

Another pond dealing with submerged vegetation growth that grass carp will help maintain.

Pond Name/ Number: 7



Description of Current Conditions:

Any shoreline grasses spotted around the perimeter of the pond have been treated. There is no submerged vegetation noted in this pond. No algae was detected in the pond this time. The pond looks great overall!

Recommendations:

No recommendations at this time.

Pond Name/ Number: 8



Description of Current Conditions:

Any shoreline grasses spotted around the perimeter of the pond have been treated. There is no submerged vegetation noted in this pond. No algae was detected in the pond this time. The pond looks great overall!

Recommendations:

No recommendations for this pond at this time.

Pond Name/ Number: 9



Description of Current Conditions:

No algae seen in the pond. I noticed a moderate amount of invasive torpedo grass growth along the edge of the pond. Minor bits of trash observed.

Recommendations:

We will have our technician treat the vegetation along the shoreline but no other recommendations are needed at this time.

Pond Name/ Number: 10



Description of Current Conditions:

No algae growth observed. No submerged slender spikerush found growing in the pond. Moderate amounts of shoreline vegetation found around the pond. Looks like the last treatment is making progress on this growth. Some trash was removed while on site and some was still seen in or around the pond.

Recommendations:

The vegetation along the residential shoreline looks treated; we will let this decompose and treat as needed to remove the rest.

Pond Name/ Number: 11



Description of Current Conditions:

Minor shoreline vegetation observed this visit around the perimeter. Algae and submerged slender spikerush were not present at this time. No trash was found in this pond.

Recommendations:

No recommendations at this time. Shoreline vegetation will be treated by our technician.

Pond Name/ Number: 12



Description of Current Conditions:

Minor amounts of shoreline vegetation observed around the shoreline. No algae was seen on the pond. Submerged vegetation was not present either. No trash found in or around the pond.

Recommendations:

No recommendations at this time. We'll continue to manage the vegetation within the shoreline. This pond is the only pond under active construction barriers so the vegetation normally maintained by a landscaper is getting tall and rough. This is outside our treatment area.

Signature

Nate Barszczewski

If you have any questions or concerns you are more than welcome to contact me at any time! As the region's Account Manager/ Customer Advocate I am here to ensure your ponds are taken care of and your voice is heard. You can reach me at the email I sent you this through or call/ text me at **631.655.9992**. Have a great rest of your day!

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

Present and constituting a quorum:

Yashekia Scarlett
Anina Guyton
Carl Hawkins
Alice Sanford

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey
Jennifer Kilinski
Lindsay Moczynski
Justin Fisher
Lisa Paxton

District Manager, Inframark
District Counsel (via Teams)
District Counsel (via Teams)
Field Service Coordinator (via Teams)
The Greenery, Inc.

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

The Board approved the meeting agenda with amendments to include Consideration of the Amended and Restated District Counsel Fee Agreement, First Amendment to the Management Services Pool Monitor Agreement, and Ratification of the Divinity TGL Protection Security Agreement.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the agenda was approved as amended. 3-0

THIRD ORDER OF BUSINESS

Audience Comments

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Moczynski reviewed the Amended and Restated District Counsel Fee Agreement and summarized the proposed revisions for the Board. Board members discussed legal services currently provided by District Counsel and whether the District Manager could instead manage certain administrative functions.

The Board expressed concerns regarding legal expenses and the potential for duplicate costs associated with certain services, including legislative updates and legal e-blast communications. Board members inquired whether Inframark could provide legislative updates in lieu of District Counsel.

District Counsel reviewed billing procedures and explained the circumstances under which communications with Board members may result in billable time. Questions were raised regarding direct communication from Counsel to Board members. Counsel explained that communications related to legal requirements or District business are typically copied to the District Manager and may incur charges.

Following discussion, the Board directed legal e-blast communications to be discontinued. The Board further reiterated that requests for legal services should be routed through the District Manager before being forwarded to District Counsel, while preserving the Board's ability to contact District Counsel directly when necessary.

Additional discussion took place regarding the additional Services Agreement and anti-human trafficking requirements. Legislative bills passed during the recent session, as well as those vetoed, were also discussed.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Amended and Restated District Counsel Fee Agreement was approved. 4-0
--

B. District Engineer

No report.

C. District Manager

The Board discussed the First Amendment to the Management Services Pool Monitor Agreement.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the First Amendment to the Management Services Pool Monitor Agreement was ratified. 4-0

The Board also discussed the Divinity TGL Protection Security Agreement.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Divinity TGL Protection Security Agreement was ratified. 4-0

D. Field Inspection Coordinator

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

Mr. Fisher reviewed the May, June, and July 2026 Field Inspection Reports. Discussion included mildew and refurbishment needs at the community monument signs, shrinking landscape beds at the entrance areas, and the possibility of arranging power washing services in phases or groups to better manage costs.

The Board also discussed potential repair costs for the monument signs and reviewed available Capital Reserve funds, which total approximately \$13,775 and may be used for necessary capital improvements. The Board also requested additional information and cost estimates for monument sign repairs.

E. BrightView Landscape Communication Report

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

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

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

The Board discussed ongoing concerns with BrightView's performance and determined that they do not wish to proceed with any of the proposals submitted by BrightView at this time.

I. SOLitude Lake Management Report

Mr. Hawkins inquired about SOLitude's performance. Mr. Fisher reported that the vendor assigned a new account manager who is performing well. Ms. Scarlett inquired about damaged turf areas within the community.

J. Consideration of A-Team Fence LLC Proposal

The Board discussed fencing repairs needed in Westport Landing. District Counsel recommended execution of an agreement for the work. Ms. Harvey was directed to amend the contract with the correct date and amount. District Counsel indicated a final review would only be completed after receiving confirmation from the District Manager.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, A-Team Fence LLC Proposal for fence repairs in the amount of \$2,335 was approved. 4-0

The accountant provided a high-level budget overview and projection. Discussion included the District's overall financial position, with an operations fund balance of approximately \$365,000, and 100% tax roll received for the fiscal year. The Board was informed that the Fiscal Year 2025 audit remains outstanding; however, the auditor is working through several open items and expects to begin the audit process soon. Monthly operating expenditure was reported at approximately \$35,000.

There was also discussion regarding an overfunded debt service fund, and staff is coordinating with the Trustee to request return of excess funds.

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of the Minutes of the Regular Meeting Held on April 20, 2026**

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the Minutes from the Regular Meeting held on April 20, 2026, were approved. 4-0

B. Consideration of the Minutes from the Special Meeting Held on June 3, 2026

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the Minutes from the Special Meeting Held on June 3, 2026, were approved. 4-0

C. Consideration of the March, April, May and June 2026 Check Registers and Operations and Maintenance Reports

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the March, April, May and June 2026 Check Registers and Operations and Maintenance Reports were approved. 4-0

SIXTH ORDER OF BUSINESS

Business Items

A. Discussion of Flock Cameras

Representatives provided a high-level overview of the proposed Flock Safety camera system and follow-up information related to the discussion held at the April meeting. Proposed costs were reviewed, including approximately \$4,350 annually for one entrance camera with a renewal cost of approximately \$3,200, and approximately \$17,400 annually for four entrance cameras with a renewal cost of approximately \$14, 800.

The Board discussed the system's information-sharing capabilities. It was noted that access granted to law enforcement can be revoked by the District at any time.

B. Public Hearings to Consider Adoption of the Fiscal Year 2026/2027 Proposed Budget and Levy of Non-Valorem Assessments

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the public hearing was opened. 4-0

A resident, Mr. Coleman, expressed concerns regarding increasing assessment levels and the corresponding level of services being provided within the community. Discussion followed, and questions were raised regarding BrightView's landscaping performance and the length of time it took to identify and address service deficiencies.

Mr. Hawkins explained that BrightView had been provided with multiple opportunities to correct identified deficiencies; however, performance issues continued and were not satisfactorily

resolved. The Board acknowledged the concerns raised by residents and thanked them for attending and participating in the meeting.

i. Consideration of Resolution 2026-11, Annual Appropriations, and Adopting the Fiscal Year 2027 Budget

Ms. Guyton was designated as Board liaison to work with District Management regarding proposal approvals moving forward for Flock Cameras. Additional discussion included Christmas lighting and HOA coordination with Ms. Harvey and Ms. Sanford.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, Resolution 2026-11, 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 was adopted. 4-0

ii. Consideration of Resolution 2026-12, Levying of Non-Ad Valorem Assessments

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Resolution 2026-12, 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 was adopted. 4-0

C. Consideration of Resolution 2026-13, Adopting Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, Resolution 2026-13, Adopting Fiscal Year 2027 Meeting Schedule, was adopted as presented. 4-0

D. Consideration of Landscape Maintenance Proposals

i. The Greenery, Inc.

ii. Yardnique

iii. VerdeGo Landscape

Ms. Lisa Paxton provided an overview of The Greenery, Inc.'s proposal and responded to questions from the Board. Discussion included tree canopy lifting along Braddock Road.

The Board also reviewed and discussed landscape maintenance proposals submitted by Yardnique and VerdeGo Landscape as part of its evaluation of potential service providers.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, The Greenery, Inc was selected as the new Landscape Maintenance Service Provider was approved. 4-0

Following the selection of The Greenery, Inc., the Board directed District Counsel to prepare a Notice of Termination to BrightView.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Board authorized District Counsel to prepare and issue a Notice of Termination to BrightView. 4-0

E. Discussion of the Prior Management Public Records Request and Invoice Charges

Ms. Sanford questioned approximately \$30,000 in charges related to public records requests and spot checks. District Counsel and District Management discussed the scope of the records provided and explained that prior management had granted access to a database containing District records. Additional discussion occurred regarding costs incurred responding to extensive public records requests and communications.

District Counsel offered to provide all relevant correspondence and to review applicable invoices with the Board on a line-by-line basis to address any concerns regarding the charges. Ms. Harvey noted that all records received from prior management had been transferred to Inframark as part of the management transition process.

Ms. Kilinski stated that Ms. Sanford's comments suggested allegations of malfeasance by the firm and asserted that she had the right to respond to defend the firm's actions. Ms. Kilinski further noted that the firm had spent significant time and resources responding to Ms. Sanford's public records requests and related communications.

F. Consideration of Resolution 2026-14, Adopting Goals and Objectives – Fiscal Year 2027

On MOTION by Ms. Guyton, seconded by Ms. Scarlett, with all in favor, Resolution 2026-14, Adopting Goals and Objectives for Fiscal Year 2027 was adopted. 4-0

SEVENTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comments**

There were no Supervisor requests and comments.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Scarlett, seconded by Ms. Guyton with all in favor, the meeting was adjourned at 7:33 p.m. 4-0
--

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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

The special meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Tuesday, September 29, 2026, and called to order at 5:32 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 (via Teams)
Alice Sanford	Assistant Secretary

Also present either in person or via electronic communications were:

Christina Newsome	District Manager, Inframark
Jennifer Goldyn	Director of District Services
Lindsay Moczynski	District Counsel (via Teams)
Justin Fisher	Field Inspection Coordinator
Benjamin Hanshew	The Greenery, Inc.
Roy Grantham	The Greenery, Inc.
Mark Smolarsky	The Greenery, Inc.
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. Newsome called the meeting to order at 5:32 p.m. and called the roll; a quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the agenda was approved as presented. 4-0
--

THIRD ORDER OF BUSINESS

Audience Comments

Resident Doris commented on ponds on Creston.

Resident Kimberly Murphy commented on the conservation areas that border property lines and inquired about measures that could be taken to help protect homeowners' properties from potential tree and limb damage.

FOURTH ORDER OF BUSINESS

Business Items

The Greenery Inc. addressed the Board regarding concerns identified since taking over the District's landscaping services and provided an update on ongoing maintenance efforts.

A. Consideration of Resolution 2026-15, Designation of Officers

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Resolution 2026-15, with Ms. Yashekia Scarlett, Chairperson; Ms. Anina Guyton, Vice Chairperson; Mr. Carl Hawkins, Ms. Alice Sanford and Mr. Godfrey Story, Assistant Secretaries; Ms. Jennifer Goldyn, Secretary; Mr. Stephen Bloom, Treasurer; Ms. Angel Montagna, Assistant Treasurer; and Ms. Chrsitina Newsome, Assistant Secretary; was adopted. 4-0

B. Discussion of District Staffing

The Board discussed their concerns with district management and the current services they are receiving. Ms. Goldyn addressed the Board and apologized for the situation and assured them that they would be receiving credit for all services not rendered.

Mr. Scott Smith, Vesta District Services, discussed the proposal included in the agenda package for District Management, Amenity Management and Janitorial Services. He reviewed the budget and presented a cost-plus model. Following discussion, the Vesta District Services proposal in the total amount of \$120,780 was tabled pending the requested revisions from the Board.

C. Discussion of RFP for Pond Maintenance Services

i. The Lake Doctors, Inc.

ii. TIGRIS

The Board discussed the proposals received and the monthly maintenance services provided by each vendor. Mr. Mason of Lake Doctors, Inc., was present and reviewed the company's proposal with the Board.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, to terminate SOLitude effective October 1, 2026, and select The Lake Doctors, Inc. as the new pond maintenance services vendor, with a start date of November 1, 2026, was approved. 4-0

The Board discussed Divinity Security and requested that the existing schedule remain in place, consisting of weekend coverage, with ride through patrols during weekdays.

FIFTH ORDER OF BUSINESS**Board of Supervisors Requests and Comments**

Ms. Guyton commented on the importance of improving communication and informing the Board of items in advance and providing more detailed information. She also discussed Board access to Strongroom, mainly to the Chair.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton with all in favor, to have the Chair sign off on invoices was approved. 4-0

The signs near Creston need to be replaced. Mr. Fisher will reinstall all signs that are currently down.

SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Scarlett, seconded by Ms. Sanford with all in favor, the meeting was adjourned at 6:45 p.m. 4-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1068	07/01/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9827992	Lawn Maintenance - July 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1069	07/01/26	C BUSS ENTERPRISES, INC.	6605	July 2026 Pool Service	Pool Maintenance	531034-57217	\$800.00
001	1069	07/01/26	C BUSS ENTERPRISES, INC.	6605	July 2026 Pool Service	Pool Chemicals	546800-57217	\$315.55
001	1070	07/07/26	POOLSURE	131295635546	Pool Chemical Management - June 2026 ent	Pool Chemicals	546800-57217	\$895.00
001	1070	07/07/26	POOLSURE	131295635546	Pool Chemical Management - June 2026 ent	Contingency	546335-53908	\$22.38
001	1071	07/07/26	POOLSURE	131295636070	Water chemical Management - July 2026 ent	Pool Chemicals	546800-57217	\$895.00
001	1071	07/07/26	POOLSURE	131295636070	Water chemical Management - July 2026 ent	Contingency	546335-53908	\$22.38
001	1072	07/07/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI282173	July 2026 Lake Maintenance	Lake Maintenance	546163-53908	\$1,572.16
001	1073	07/07/26	DAILY RECORD & OBSERVER LLC	26-03607D	Legal advertisement 6/25 AND 7/2	Legal Advertising	548002-51301	\$947.00
001	1074	07/08/26	INFRAMARK LLC	183792	Management Fees - July 2026	Management Fees	531151-51301	\$4,375.00
001	1074	07/08/26	INFRAMARK LLC	183792	Management Fees - July 2026	Amenity Center Contract	549133-57217	\$4,815.00
001	1074	07/08/26	INFRAMARK LLC	183792	Management Fees - July 2026	Field Services	531122-53908	\$1,250.00
001	1075	07/15/26	EBS SECURITY, INC.	5183	Week of Memorial Day Security	Security Patrolling	531116-57217	\$1,162.00
001	1076	07/15/26	VECTOR SECURITY, INC.	78055745	Amenity access cards	Access Control	546998-57217	\$350.00
001	1077	07/15/26	VECTOR SECURITY, INC.	78022067	6/21/26-7/20/26 Security Camera Monitoring	Security Patrolling	531116-57217	\$703.84
001	1082	07/20/26	DIVINITY TGL PROTECTION AND TRANSPORT	372461269	06/07/2026 Dedicated Patrol Security	Security Patrolling	531116-57217	\$258.00
001	1083	07/20/26	DIVINITY TGL PROTECTION AND TRANSPORT	372461562	6/12/26-6/14/26 Patrols/Dedicated	Security Patrolling	531116-57217	\$1,870.50
001	1084	07/20/26	DIVINITY TGL PROTECTION AND TRANSPORT	372462197	Security Patrol Roving 6/22/26--6/28/2026	Security Patrolling	531116-57217	\$2,515.50
001	1085	07/20/26	DIVINITY TGL PROTECTION AND TRANSPORT	372462546	Security Patrol 6/29/26--7/2/2026	Security Patrolling	531116-57217	\$2,827.25
001	1087	07/21/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9756015	Lawn Maintenance - May 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1088	07/22/26	KILINSKI VAN WYK PLLC	15489	General Counsel 06/26	Attorney	531146-51301	\$2,718.12
001	1089	07/22/26	BUG OUT	100524156	Pest Control 07/26	Pest Control	531170-57217	\$61.43
001	1090	07/22/26	DIVINITY TGL PROTECTION AND TRANSPORT	372461951	6/15/26-6/21/26 Dedicated/Patrols	Security Patrolling	531116-57217	\$2,515.50
001	1092	07/29/26	HAROLD BURNS	083	Facilities Maintenance - 6/29/26-07/24/26	Facilities Maintenance - Contracted	546225-53908	\$2,033.00
001	1093	07/29/26	INFRAMARK LLC	1169242	Janitorial Service July 2026	Janitorial	546190-57217	\$650.00
001	1094	07/29/26	DIVINITY TGL PROTECTION AND TRANSPORT	374079652	Patrols and Dedicated Officer 7/6/26-7/12/26	Security Patrolling	531116-57217	\$2,340.00
Fund Total								\$48,218.61

Total Checks Paid	\$48,218.61
--------------------------	--------------------

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.	7/1/2026	9827992	\$6,152.00			Lawn Maintenance - July 2026
C BUSS ENTERPRISES, INC.	6/25/2026	6605	\$800.00			July 2026 Pool Service
C BUSS ENTERPRISES, INC.	7/25/2026	6809	\$800.00		\$1,600.00	Monthly Pool Service - August 2026
DIVINITY TGL PROTECTION AND TRANSPORT	7/13/2026	374079652	\$2,340.00			7/6/26-7/12/26 Patrols and Dedicated Officer
HAROLD BURNS	7/24/2026	083	\$2,033.00			6/29/26-07/24/26 Facilities Maintenance
INFRAMARK LLC	7/21/2026	1169242	\$650.00			July 2026 Janitorial Service
POOLSURE	8/1/2026	131295636677	\$895.00			Pool Chemicals 08/26
POOLSURE	8/1/2026	131295636677	\$22.38		\$917.38	Fuel Surcharge 08/26
Monthly Contract Subtotal			\$13,692.38			
Variable Contract						
POOLSURE	6/1/2026	131295635546	\$22.38			Fuel Surcharge - June 2026
POOLSURE	7/1/2026	131295636070	\$22.38			Fuel Surcharge - July 2026
Variable Contract Subtotal			\$44.76			
Utilities						
COMCAST	7/7/2026	070726-8167-ACH	\$131.90			INTERNET SERVICES
JEA	6/30/2026	063026-3498	\$4,385.66			UTILITIES - WATER/ELECTRIC
Utilities Subtotal			\$4,517.56			
Regular Services						
BUG OUT	7/16/2026	100524156	\$61.43			Pest Control 07/26
C BUSS ENTERPRISES, INC.	6/25/2026	6605	\$315.55			Pool Chemicals - June 2026
C BUSS ENTERPRISES, INC.	7/25/2026	6809	\$189.93		\$505.48	Pool Chemical management - August 2026
DAILY RECORD & OBSERVER LLC	6/25/2026	26-03607D	\$947.00			LEGAL ADVERTISING
DIVINITY TGL PROTECTION AND TRANSPORT	6/8/2026	372461269	\$258.00			06/06/2026 Dedicated Patrol Security
DIVINITY TGL PROTECTION AND TRANSPORT	6/22/2026	372461951	\$2,515.50			6/15/26-6/21/26 Dedicated/Patrols
DIVINITY TGL PROTECTION AND TRANSPORT	6/15/2026	372461562	\$1,870.50			6/12/26-6/14/26 Patrols/Dedicated

Villages of Westport CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DIVINITY TGL PROTECTION AND TRANSPORT	6/29/2026	372462197	\$2,515.50			Security Patrol Roving 6/29/26--7/2/2026
DIVINITY TGL PROTECTION AND TRANSPORT	7/6/2026	372462546	\$2,827.25		\$9,986.75	Security Patrol 6/29/26--7/2/2026
EBS SECURITY, INC.	7/12/2026	5183	\$1,162.00			Week of Memorial Day Security
INFRAMARK LLC	7/6/2026	183792	\$4,375.00			District Management - July 26
INFRAMARK LLC	7/6/2026	183792	\$4,815.00			Amenity Management Services - July 2026
INFRAMARK LLC	7/6/2026	183792	\$1,250.00	\$10,440.00		Field Operations - July 2026
INFRAMARK LLC	4/27/2026	178551	\$650.00		\$11,090.00	April 2026 Maintenance Contract
KILINSKI VAN WYK PLLC	7/17/2026	15489	\$2,718.12			General Counsel 06/26
POOLSURE	6/1/2026	131295635546	\$895.00			Pool Chemical management - June 2026
POOLSURE	7/1/2026	131295636070	\$895.00		\$1,790.00	Water chemical Management July 2026
SOLITUDE LAKE MANAGEMENT, LLC	7/1/2026	PSI282173	\$1,572.16			July 2026 Lake Maintenance
VECTOR SECURITY, INC.	6/20/2026	78055745	\$350.00			50 Amenity Access Cards
VECTOR SECURITY, INC.	6/11/2026	78022067	\$703.84		\$1,053.84	6/21/26-7/20/26 Security Camera Monitoring
Regular Services Subtotal			\$30,886.78			
TOTAL			\$49,141.48			

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

Customer #: 26731784
Invoice #: 9827992
Invoice Date: 7/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For July	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 #: 9827992
Invoice Date: 7/1/2026

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

Ship to
Villages of Westport CDD
6702 Sandle Dr
Jacksonville, FL 32219

Invoice details

Invoice no.: 6605
Terms: Net 30
Invoice date: 06/25/2026
Due date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$800.00	\$800.00
2.	CAL HYPO	PER LB	5	\$6.95	\$34.75
3.	TRICHLOR	PER LB	20	\$8.35	\$167.00
4.	LIQUID BLEACH	PER GAL	7.5	\$4.98	\$37.35
5.	TILE SOAP	PER GAL	1	\$76.45	\$76.45

Total \$1,115.55

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

Agenda Page 118



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.: 6809
Terms: Net 30
Invoice date: 07/25/2026
Due date: 08/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: AUGUST	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	10	\$8.35	\$83.50
3.	LIQUID BLEACH	PER GAL	15	\$4.98	\$74.70
4.	MURIATIC ACID	PER GAL	1	\$11.12	\$11.12
5.	BICARB	PER LB	1	\$1.50	\$1.50
6.	TILE SOAP	PER GAL	0.25	\$76.45	\$19.11

Total **\$989.93**

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

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 7/13/2028

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

374079652

Project

Due date

8/13/2026

Description	Qty	Unit price	Total price
July 6 - 9 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
July 10 - 12, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
July 10 - 12, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00
			\$0.00

Notes:

Subtotal \$2,340.00

Taxes 7.5% \$175.50

\$2,515.50

Burns Unlimited Co.

Harold Burns

7083 Plymouth Grove Ct.
Jacksonville, FL 32220
USA

904-316-3075
Harold@burnsunlimitedco.com



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

Invoice

Checks payable to: Harold Burns

Invoice Number
083

Dates of Service
6/29/26 to 7/24/26

Weeks Worked	Hours Worked	RATE	Amount
JUNE 29th- JULY 24 th	48.0	N/A	\$1,680.00
Repair labor: work out room door closer & strike plate adjustment 6/29 Installed two new soap dispenser's men's & woman's room 7/17	4.0	\$50.00 per hour	\$200.00
Expense Reimbursements: Gojo soap Dispensers (2) Gojo foam soap (4)	N/A	N/A	\$78.00
Emergency call out: unlock front entry gate mgrs. request		\$75.00 per hour	\$75.00

Subtotal \$2,033.00

Terms

Net 15

Invoice Total
\$2,033.00



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

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

Invoice Number	1169242
Invoice Date	7/21/2026
Due Date	8/20/2026

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

21 Jul 2026 01:41:38PM CST

DISTRICT : VILLAGES OF WESTPORT CDD

Go Green! Think before you print.

INVOICE NO. 1169242 - DETAIL

INVOICE DATE: 7/21/2026

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										
	7/15/2026	4623351	VOWCDD District Area	General Porter Service; Monthly Janitorial Services-July 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	



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

Invoice

Date
Invoice#

Agenda Page 124
8/1/2026
131295636677

Terms	Net 20
Due Date	8/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$22.38

Subtotal \$917.38

Tax \$0.00

Total \$917.38

Amount Paid/Credit Applied \$0.00

Balance Due \$917.38

[Click Here to Pay Now](#)



131295636677

05/18/2026

Dear Valued Customer,

As part of our ongoing commitment to maintaining consistent service levels and avoiding mid-year rate increases, we have worked diligently to absorb the majority of rising fuel costs since February. However, due to continued increases in operating fuel expenses, effective June 1st, 2026, Poolsure will implement a minor temporary fuel surcharge on deliveries and monthly water management/maintenance invoices.

This adjustment is necessary to help maintain the reliable service, responsiveness, and support our customers expect from our team.

Please know this surcharge is strictly temporary and will be removed as fuel costs stabilize.

We sincerely appreciate your continued trust, partnership, and understanding.

Sincerely,



Vincent Flaviani
Vice President of Sales



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

Invoice

Date
Invoice#

Agenda Page 126
6/1/2026
131295635546

Terms	Net 20
Due Date	6/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$22.38

Subtotal \$917.38

Tax \$0.00

Total \$917.38

Amount Paid/Credit Applied \$0.00

Balance Due \$917.38

[Click Here to Pay Now](#)



131295635546



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

Invoice

Date
Invoice#

Agenda Page 127
7/1/2026
131295636070

Terms	Net 20
Due Date	7/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$22.38

Subtotal \$917.38

Tax \$0.00

Total \$917.38

Amount Paid/Credit Applied \$0.00

Balance Due \$917.38

[Click Here to Pay Now](#)



131295636070



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	Jun 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 Jul 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

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330310 DY RP 07 20260707 NNNNNNNN 0000304 0002

VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Please write your account number on your check or money order

Account number **8495 74 120 2518167**

Automatic payment **Jul 28, 2026**

Please pay \$131.90

Electronic payment will be applied Jul 28, 2026



849574120251816700131904

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



Account Number
8495 74 120 2518167

Billing Date
Jul 07, 2026

Services From
Jul 11, 2026 to Aug 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



Account Number
8495 74 120 2518167

Billing Date
Jul 07, 2026

Services From
Jul 11, 2026 to Aug 10, 2026

Page
4 of 4

COMCAST
BUSINESS

 1-877-211-2721

Get continuous connectivity — even during outages.

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 1-877-211-2721 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: 06/30/26

Cycle: 03

Amount Due
\$4,385.66

Do not pay. AutoPay will process
your payment on 07/22/26.

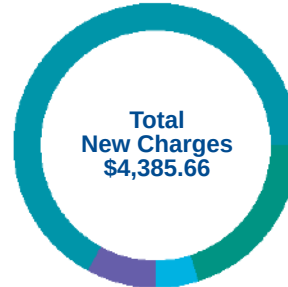
TOTAL SUMMARY OF CHARGES

Electric	\$	864.98
Water		144.92
Sewer		285.75
Irrigation		3,090.01
Total New Charges	\$	4,385.66

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

Previous Balance	\$	3,828.82
Payment(s) Received		-3,828.82
Balance Before New Charges		0.00
New Charges		4,385.66

**Do not pay. AutoPay will process your
payment on 07/22/26.** \$ **4,385.66**



Electric
\$864.98
Water
\$144.92
Sewer
\$285.75
Irrigation
\$3,090.01

MESSAGES



Improving your facility's lighting is one of the most
cost-effective steps that you can take.



JEA's 2025 Water Quality report is available at
jea.com/WQR2025. This report contains important
information about the source and quality of your
drinking water. To request a paper copy, email your
address to waterquality@jea.com or call
665-6000.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →


☐

Check here for telephone/mail address correction and fill in on reverse side.

☐

Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for
the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **0230853498**

Bill Date: **06/30/26**

Do not pay. AutoPay will process your payment on 07/22/26.

TOTAL AMOUNT PAID

\$4,385.66

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

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.



Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

**Scan to
manage
your alert
preferences.**



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: 06/30/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 05/29/26 - 06/30/26

Reading Date: 06/30/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	32	48293	Regular	1	398 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		27.12
Tax Exempt Fuel Cost (\$0.03983 per kWh)		15.85
Taxable Fuel Cost (\$0.00511 per kWh)		2.03
City of Jacksonville Franchise Fee		2.10
Gross Receipts Tax		1.85

Total Current Electric Charges \$ 73.95**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	32	6724	Regular	1 1/2	290000 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)		1,516.88
City of Jacksonville Franchise Fee		47.86

Total Current Irrigation Charges \$ 1,643.31**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 05/29/26 - 06/30/26

Reading Date: 06/30/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	32	45681	Regular	1	671 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		45.72
Tax Exempt Fuel Cost (\$0.03983 per kWh)		26.73
Taxable Fuel Cost (\$0.00511 per kWh)		3.43
City of Jacksonville Franchise Fee		3.03
Gross Receipts Tax		2.66

Total Current Electric Charges \$ 106.57**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 05/29/26 - 06/30/26

Reading Date: 06/30/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	32	1523	Regular	1	69 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		4.70
Tax Exempt Fuel Cost (\$0.03983 per kWh)		2.75
Taxable Fuel Cost (\$0.00511 per kWh)		0.35
City of Jacksonville Franchise Fee		0.98
Gross Receipts Tax		0.87

Total Current Electric Charges \$ 34.65**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	32	1651	Regular	1	69000 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)		332.31
City of Jacksonville Franchise Fee		11.63

Total Current Irrigation Charges \$ 399.36**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 05/29/26 - 06/30/26

Reading Date: 06/30/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	32	62292	Regular	1	5219 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		355.57
Tax Exempt Fuel Cost (\$0.03983 per kWh)		207.87
Taxable Fuel Cost (\$0.00511 per kWh)		26.67
City of Jacksonville Franchise Fee		18.45
Gross Receipts Tax		16.25

Total Current Electric Charges \$ 649.81



Account #: 0230853498

Bill Date: 06/30/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	259	Regular	1	37000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 113.22

City of Jacksonville Franchise Fee 4.22

Total Current Water Charges \$ 144.92

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	32	259	Regular	1	37000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 191.29

City of Jacksonville Franchise Fee 8.32

Total Current Sewer Charges \$ 285.75

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	32	416	Regular	2	171000 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) 879.03

City of Jacksonville Franchise Fee 29.56

Total Current Irrigation Charges \$ 1,014.93

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 05/28/26 - 06/29/26

Reading Date: 06/29/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	32	151	Regular	1	1000 GAL

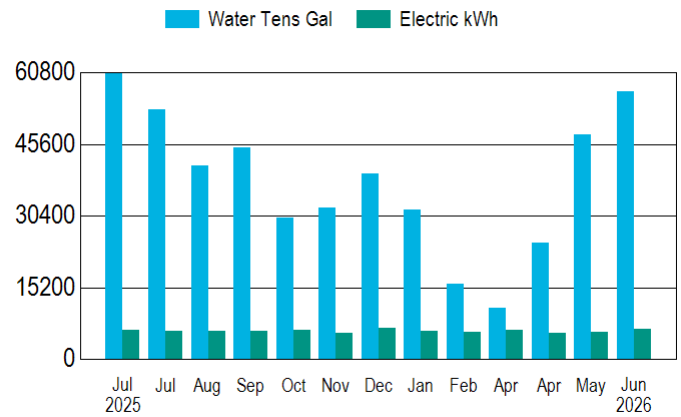
Basic Monthly Charge \$ 27.48

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	6,246	5,857	6,357	199
Total Gallons Used	608,001	476,001	568,001	17,750

SERVICE INVOICE

Invoice number:

100524156

Due date:

8/15/2026

Total due:

\$61.43

Bill To number:

3075531

Invoice date:

7/16/2026

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 7/16/2026

61.43

SUBTOTAL: \$61.43

TOTAL DUE: \$61.43

Payment Receipt. Please Return with Payment Remittance

Amount due: \$61.43

Payment due: 8/15/2026

To pay by phone call 877-284-8688.

Customer name:

INFRAMARK

Bill To number:

3075531

Invoice number:

100524156



www.florida.bugoutservice.com

Mail this form with payment to:



BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000100524156000006143202608150007

Jacksonville Daily Record*A Division of*
DAILY RECORD & OBSERVER, LLCP.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466**INVOICE**

June 25, 2026

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

Serial # 26-03607D	PO/File #	\$947.00
		Payment Due
Notice of Public Hearing, etc.; and Notice of regular Board of Supervisors' Meeting		\$947.00
		Publication Fee
Villages of Westport Community Development District		
Case Number		Amount Paid
Publication Dates 6/25, 7/2		
County Duval		

***Payment is due before
the Proof of Publication
is released.*****Payment Due Upon Receipt**For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).If your payment is being
mailed, please reference
Serial # 26-03607D 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.

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Villages of Westport Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: July 20, 2026
TIME: 5:30 p.m.
LOCATION: Highlands Regional Library
1826 Dunn Avenue
Jacksonville, Florida 32218

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
50'	1	1.0	\$43.13
60'	45	1.0	\$43.13
70'	1	1.0	\$43.13
80'	701	1.0	\$43.13

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Duval County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Inframark IMS, 313 Campus Street, Celebration, FL 34747 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Villages of Westport
Community Development District
Samantha Harvey, District Manager



Jun. 25, Jul. 2

00 (26-03607D)

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
 Jacksonville, Florida 32219
 (904) 776-3971

Invoice

6/8/2026

Invoice for

Name
 Villages of Westport
 6213 Sandle Dr
 Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

372461269

Project

Due date

7/8/2026

Description	Qty	Unit price	Total price
June 7, 2026 - 2pm - 8pm	6	\$40.00	\$240.00

Notes:

Subtotal **\$240.00**

Taxes 7.5% **\$18.00**

\$258.00

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 6/22/2026

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice #

372461951

Project**Due date**

7/22/2026

Description	Qty	Unit price	Total price
June 15 - 18, 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
June 19 - 21, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
June 19 - 21, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00
			\$0.00

Notes:

Subtotal \$2,340.00

Taxes 7.5% \$175.50

\$2,515.50

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 6/15/2026

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

372461562

Project

Due date

7/15/2026

Description	Qty	Unit price	Total price
June 12 - 14, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
June 12 - 14, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00
			\$0.00

Notes:

Subtotal \$1,740.00

Taxes 7.5% \$130.50

\$1,870.50

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 6/29/2028

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

372462197

Project

Due date

7/29/2026

Description	Qty	Unit price	Total price
June 22 - 25, 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
June 26 - 28, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
June 26 - 28, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00
			\$0.00

Notes:

Subtotal **\$2,340.00**
Taxes 7.5% **\$175.50**

\$2,515.50

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 7/6/2026

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

372462546

Project

Due date

8/6/2026

Description	Qty	Unit price	Total price
June 29 - July 2, 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
July 3 & 5, 2026 - 4 patrols/per day - 2 days	8	\$25.00	\$200.00
July 3 & 5, 2026 - 2 dedicated officers/per day - 3 days	24	\$40.00	\$960.00
Holiday pay - July 4, 2026 patrol	4	\$37.50	\$150.00
Holiday pay - July 4, 2026 dedicated officer	12	\$60.00	\$720.00

Notes:

Subtotal **\$2,630.00**

Taxes 7.5% **\$197.25**

\$2,827.25

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

BILL TO

Villages of Westport
 6702 Sandle Dr.
 Ste C
 Jacksonville, FL 32219
 United States

INVOICE 5183

DATE 07/12/2026 **TERMS** Due on receipt

DUE DATE 07/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Hours	05/23/2026 THRU 05/29/2026	34	28.00	952.00T
	Holiday	05/25/2026 MEMORIAL DAY	5	42.00	210.00T

NOTICED THIS BILL WAS NEVER SENT.

Ways to pay



[View and pay](#)

SUBTOTAL 1,162.00
 TAX (7.5%) 87.15
 TOTAL 1,249.15

TOTAL DUE \$1,249.15



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#
183792

CUSTOMER ID
C4255

PO#

DATE
7/6/2026

NET TERMS
Net 30

DUE DATE
8/5/2026

Services provided for the Month of: July 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.


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 # 15489
Date: 07/17/2026
Due On: 08/16/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,718.12	) - (\$0.00	) = \$2,718.12

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	06/01/2026	Confer with District Staff re: security concerns, pool monitors, budget	0.30	\$315.00	-	\$94.50
Service	LM	06/01/2026	Confer with S. Harvey re: prepare for upcoming meeting, parameters of Vector agreement, etc.	0.30	\$315.00	100.0%	\$0.00
Service	GR	06/01/2026	Review agenda for special meeting, security matters for the same.	0.30	\$325.00	-	\$97.50
Service	GR	06/03/2026	Attend Board meeting.	1.20	\$325.00	50.0%	\$195.00
Service	LM	06/03/2026	Attend Board meeting	1.00	\$315.00	50.0%	\$157.50
Service	LM	06/04/2026	Confer with S. Harvey re: meeting last night, proposals approved, etc.	0.40	\$315.00	-	\$126.00
Service	LM	06/05/2026	Confer with S. Harvey and J. Fisher re: informal RFP process for landscaping,	0.20	\$315.00	-	\$63.00

meeting highlights							
Service	LM	06/08/2026	Prepare additional service order for Brightview; Prepare agreement and affidavit for Aqua Assist for pool lift	0.40	\$315.00	-	\$126.00
Service	SD	06/08/2026	Revise Villages of Westport CDD Auditor Letter response for FY25.	0.20	\$190.00	-	\$38.00
Service	LG	06/09/2026	Respond to auditor information request.	0.10	\$385.00	-	\$38.50
Service	SD	06/09/2026	Revise Villages of Westport CDD Auditor Letter Response.	0.10	\$190.00	-	\$19.00
Service	LM	06/09/2026	Confer with S. Harvey and C. Hawkins re: pool monitors, terms of security proposal; Prepare agreement for security services	0.90	\$315.00	-	\$283.50
Service	LM	06/10/2026	Revise annual appropriation of budget resolution; Confer with S. Harvey re: budget resolution and map for mailed assessment notices; Confer with C. Hawkins re: qualifying period	0.40	\$315.00	-	\$126.00
Service	LM	06/10/2026	Continue to prepare agreement for security services from Divinity; Prepare affidavit for Divinity; Confer with S. Harvey and C. Hawkins re: roving patrol	0.90	\$315.00	25.0%	\$212.62
Service	JK	06/10/2026	Review security patrol services agreement; review status of termination of same; review audit letter	0.50	\$395.00	-	\$197.50
Service	LM	06/11/2026	Finalize security agreement with Divinity; Confer with S. Harvey re: termination of pool monitor	0.30	\$315.00	-	\$94.50
Service	JK	06/11/2026	Review/edit mutual	0.20	\$395.00	-	\$79.00

			termination letter and transmit comments to same; review notice requirements				
Service	LM	06/12/2026	Confer with S. Harvey and review executed security agreement; Confer with A. Montagna and S. Harvey re: termination of pool monitor services; Prepare resolution ratifying bank transfers	0.40	\$315.00	-	\$126.00
Service	LM	06/12/2026	Confer with District Staff re: security agreement, expectations of vendors, counsel, and staff	0.40	\$315.00	-	\$126.00
Service	LM	06/15/2026	Confer with K. Baker re: ad for publishing; Confer with D. Mossing re: no pending ethics claims to report for audit letter	0.20	\$315.00	-	\$63.00
Service	LM	06/19/2026	Confer with District Staff re: records requests, meeting preparation and counsel's role	0.20	\$315.00	-	\$63.00
Service	LM	06/19/2026	Revise and finalize exhibit B to auditor response letter	0.20	\$315.00	-	\$63.00
Service	SD	06/22/2026	Revise Villages of Westport CDD Auditor Letter Response for FY25 Audit.	0.20	\$190.00	-	\$38.00
Service	SD	06/23/2026	Prepare legal guide materials for incoming Supervisor Thomas. Confer with District Staff.	1.20	\$190.00	-	\$228.00
Service	LM	06/24/2026	Review, revise and confirm ad notice for assessment hearing	0.20	\$315.00	-	\$63.00
Line Item Discount Subtotal							-\$517.88
Total							\$2,718.12

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: PSI282173

Invoice Date: 7/1/2026

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

Ship Date 7/1/2026

Due Date 7/31/2026

Terms Net 30

Customer ID 8794

P.O. Number

P.O. Date 7/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,572.16	1,572.16
July Billing					
7/1/2026 - 7/31/2026					
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 1,572.16

Subtotal: 1,572.16
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,572.16



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Agenda Page 151

Invoice Number: 78055745
Invoice Date: 06/20/2026
Branch: 72
Account Number: 6433445
Due Date: 07/20/2026

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 06/22/2026. PLEASE DISREGARD IF PAID.					1,418.24
INVOICE CLIENT \$350.00 (TAX EXEMPT) FOR 2 X PACK OF 25 ACCESS CARDS.					
Job# 260632922 VILLAGES OF WESTPORT 6702 SANDLE DR ATTN:DARRIN MOSSING JACKSONVILLE, FL 32219					
PRE-PROGRAM KEYFOBS 25PK GRAY	2.00	175.00	350.00	0.00	350.00
Site Subtotal			350.00	0.00	350.00

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$350.00	\$0.00	\$350.00	\$1,418.24	\$1,768.24

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$1,053.84	\$714.40	\$0.00	\$0.00	\$0.00

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

5L6HW9KG



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

Invoice

Customer Name: VILLAGES OF WESTPORT CDD
Invoice Number: 78055745
Invoice Date: 06/20/2026
Account Number: 6433445
Due Date: 07/20/2026
Amount Due: \$1,768.24

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.

00000000720000000643344510078055745000000001768242

How to Reach Customer Care

Agenda Page 152

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462



KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____	Old Phone Number: (____) _____ - _____
New Address: _____	New Phone Number: (____) _____ - _____
_____	Effective Date: _____
City: _____ State: _____ Zip: _____	Email Address: _____
Effective Date: _____	Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CAACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Agenda Page 153

Invoice Number: 78022067
Invoice Date: 06/11/2026
Branch: 72
Account Number: 6433445
Due Date: 07/11/2026

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 06/11/2026. PLEASE DISREGARD IF PAID.					714.40
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 06/21/2026 To: 07/20/2026 MONITORING			477.00	0.00	477.00
Service From: 06/21/2026 To: 07/20/2026 RECURRING SERVICES			226.84	0.00	226.84

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$703.84	\$0.00	\$703.84	\$714.40	\$1,418.24

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$703.84	\$714.40	\$0.00	\$0.00	\$0.00

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

5L6HW9KG



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Address Service Requested

Invoice

Customer Name: VILLAGES OF WESTPORT CDD
Invoice Number: 78022067
Invoice Date: 06/11/2026
Account Number: 6433445
Due Date: 07/11/2026
Amount Due: \$1,418.24

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.

00000000720000000643344510078022067000000001418246

How to Reach Customer Care

Agenda Page 154

- 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.

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1095	08/03/26	POOLSURE	131295636677	Pool Chemicals & Fuel Surcharge 08/26	Pool Chemicals	546800-57217	\$895.00
001	1095	08/03/26	POOLSURE	131295636677	Pool Chemicals & Fuel Surcharge 08/26	Contingency	546335-53908	\$22.38
001	1096	08/03/26	C BUSS ENTERPRISES, INC.	6809	Monthly Pool Service - August 2026	Pool Maintenance	531034-57217	\$800.00
001	1096	08/03/26	C BUSS ENTERPRISES, INC.	6809	Monthly Pool Service - August 2026	Pool Chemicals	546800-57217	\$189.93
001	1097	08/03/26	INFRAMARK LLC	178551	April 2026 Maintenance Contract	Facilities Maintenance - Contracted	546225-57217	\$650.00
001	1098	08/03/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI291103	August 2026 Lake Maintenance	Lake Maintenance	546163-53908	\$1,572.04
001	1099	08/13/26	BRIGHTVIEW LANDSCAPE SERVICES, INC.	9877471	Landscape Maintenance - August 2026	Landscape Maintenance	546300-53908	\$6,152.00
001	1100	08/13/26	BOB'S BACKFLOW & PLUMBING SERVICES	38193	August 2026 Backflow testing	Repairs and Maintenance	546156-53908	\$90.00
001	110000	08/10/26	INFRAMARK LLC	186147	Management Fees - August 2026	Management Fees	531151-51301	\$4,375.00
001	110000	08/10/26	INFRAMARK LLC	186147	Management Fees - August 2026	Amenity Center Contract	549133-57217	\$4,815.00
001	110000	08/10/26	INFRAMARK LLC	186147	Management Fees - August 2026	Field Services	531122-53908	\$1,250.00
001	1101	08/13/26	VECTOR SECURITY, INC.	78269696	7/27/2026 Trip Call	Security Camera System/Monitoring	534036-57217	\$35.00
001	1102	08/13/26	VECTOR SECURITY, INC.	78176711	7/21/2026 8/202/206 Monitoring	Security Camera System/Monitoring	534036-57217	\$703.84
001	1103	08/13/26	DIVINITY TGL PROTECTION AND TRANSPORT	379894367	August 3,2026-August 9, 2026 Patrols/dedicated officers	Security Patrolling	531116-57217	\$2,340.00
001	1104	08/13/26	DIVINITY TGL PROTECTION AND TRANSPORT	376511280	July 27-August 2, 2026 Patrols/Dedicated Officers	Security Patrolling	531116-57217	\$1,643.25
001	1105	08/13/26	FLOCK SAFETY	INV-101988	Annual Charge SOLAR VIDEO CAMERA REPAIR	Security Camera System/Monitoring	534036-57217	\$17,400.00
001	1106	08/19/26	C BUSS ENTERPRISES, INC.	6070	May 2026 Pool service	Pool Maintenance	531034-57217	\$938.32
001	1107	08/19/26	KILINSKI VAN WYK PLLC	15645	General Counsel - July 2026	Attorney	531146-51301	\$2,311.02
001	1108	08/19/26	BUG OUT	101752967	Pest Control - August 2026	Pest Control	531170-57217	\$61.43
001	1109	08/19/26	DIVINITY TGL PROTECTION AND TRANSPORT	381086296	Patrols and dedicated officers - 8/10/26-8/16/26	Security Patrolling	531116-57217	\$2,340.00
001	1110	08/25/26	HAROLD BURNS	096	7/27/26-8/21/2026 Facilities Maintenance	Facilities Maintenance - Contracted	546225-53908	\$1,680.00
001	1110	08/25/26	HAROLD BURNS	096	7/27/26-8/21/2026 Facilities Maintenance	Repairs and Maintenance - Amenity	546516-57217	\$300.00
001	1111	08/25/26	BERGER TOOMBS ELAM GAINES & FRANK CPA'S PL	377553	AUDIT FYE 09/30/25	Annual Audit	532002-51301	\$4,855.00
001	1112	08/27/26	DIVINITY TGL PROTECTION AND TRANSPORT	382781979	8/17/26-8/23/26 Patrols and Dedicated Officers	Security Patrolling	531116-57217	\$2,340.00
001	1113	08/31/26	INFRAMARK LLC	1169988	August 2026 Maintenances Services	Facilities Maintenance - Contracted	546225-53908	\$650.00
001	300007	08/20/26	JEA	072926-3498	SERVICE PERIOD 06/30/26-07/29/26	Utilities - Water/Electric	543059-57217	\$3,421.64
001	300008	08/17/26	COMCAST	080726-8167	Telephone/Internet - 08/11/26-9/10/26	Telephone	541009-57217	\$131.90
001	DD101	08/01/26	COMCAST	030726-8167-ACH	INTERNET SERVICES 03/11/26-04/10/26	Telephone	541009-57217	\$131.90
001	DD103	08/01/26	COMCAST	060726-8167-ACH	SERVICES FROM 06/11/26-07/10/26	Telephone	541009-57217	\$131.90
Fund Total								\$62,226.55

Total Checks Paid	\$62,226.55
--------------------------	--------------------

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.	8/1/2026	9877471	\$6,152.00			Landscape Maintenance - August 2026
BUG OUT	8/16/2026	101752967	\$61.43			August 2026 Pest Control
C BUSS ENTERPRISES, INC.	8/25/2026	7078	\$981.38			09/2026 Monthly Pool Service
COMCAST	8/7/2026	080726-8167	\$131.90			08/11/26-9/10/26 Telephone/Interne
INFRAMARK LLC	8/1/2026	186147	\$4,375.00			August 2026 Management Fees
INFRAMARK LLC	8/1/2026	186147	\$4,815.00			August 2026 Amenity Fees
INFRAMARK LLC	8/1/2026	186147	\$1,250.00	\$10,440.00		August 2026 Field Service
INFRAMARK LLC	8/27/2026	1169988	\$650.00			August 2026 Maintenances Services
POOLSURE	9/1/2026	131295637308	\$895.00			POOL CHEMICALS - September
POOLSURE	9/1/2026	131295637308	\$22.38	\$917.38	\$917.38	FUEL SURCHARGE
VECTOR SECURITY, INC.	7/11/2026	78176711	\$703.84			7/21/2026 8/202/206 Monitoring
Monthly Contract Subtotal			\$20,037.93			
Utilities						
JEA	7/29/2026	072926-3498	\$3,421.64			UTILITIES - WATER/ELECTRIC
Utilities Subtotal			\$3,421.64			
Regular Services						
BERGER TOOMBS ELAM GAINES & FRANK CPA'S PL	8/21/2026	377553	\$4,855.00			AUDIT FYE 09/30/25
DIVINITY TGL PROTECTION AND TRANSPORT	8/10/2026	379894367	\$2,340.00			August 3,2026-August 9, 2026 Patrols/dedicated offcrrs
KILINSKI VAN WYK PLLC	8/18/2026	15645	\$2,311.02			General Counsel - July 2026
SOLITUDE LAKE MANAGEMENT, LLC	8/1/2026	PSI291103	\$1,572.04			August 2026 Lake Maintenance
Regular Services Subtotal			\$11,078.06			
Additional Services						
BOB'S BACKFLOW & PLUMBING SERVICES	8/6/2026	38193	\$90.00			August 2026 Backflow testing
DIVINITY TGL PROTECTION AND TRANSPORT	8/3/2026	376511280	\$1,643.25			July 27-August 2, 2026 Patrols/Dedicated Officer
DIVINITY TGL PROTECTION AND TRANSPORT	8/17/2026	381086296	\$2,340.00			Patrols and dedicated officers - 8/10/26-8/16/26

Villages of Westport CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DIVINITY TGL PROTECTION AND TRANSPORT	8/24/2026	382781979	\$2,340.00			8/17/26-8/23/26 Patrols and Dedicated Officers
FLOCK SAFETY	8/17/2026	INV-101988	\$17,400.00			Annual Charge SOLAR VIDEO CAMERA REPAIR
HAROLD BURNS	7/27/2026	096	\$1,680.00			7/27/26-8/21/26 Facilities Maintenance Burns
HAROLD BURNS	7/27/2026	096	\$300.00	\$1,980.00	\$1,980.00	7/27-8/21 repairs and Maintenance
VECTOR SECURITY, INC.	7/27/2026	78269696	\$35.00			7/27/2026 Trip Call
Additional Services Subtotal			\$25,828.25			
TOTAL			\$60,365.88			

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

Customer #: 26731784
Invoice #: 9877471
Invoice Date: 8/1/2026
Cust PO #:

Job Number	Description	Amount
346100627	Villages of Westport CDD Exterior Maintenance For August	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 #: 9877471
Invoice Date: 8/1/2026

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

SERVICE INVOICE

Invoice number:

101752967

Due date:

9/15/2026

Total due:

\$61.43

Bill To number:

3075531

Invoice date:

8/16/2026

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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

INVOICE DETAILS

PEST CONTROL MAINTENANCE

Villages Of Westport
6714 Sandle Dr
Jacksonville , FL ON 8/16/2026

61.43

SUBTOTAL: \$61.43

TOTAL DUE: \$61.43

Payment Receipt. Please Return with Payment Remittance

Amount due: \$61.43
Payment due: 9/15/2026
To pay by phone call 877-284-8688.

Customer name:
INFRAMARK
Bill To number:
3075531
Invoice number:
101752967



www.florida.bugoutservice.com

Mail this form with payment to:

BUG OUT
PO BOX 740608
CINCINNATI OH 45274-0608

003075531000000000101752967000006143202609150004

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 161



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.: 7078
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	1	\$800.00	\$800.00
2.	TRICHLOR	PER LB	10	\$8.35	\$83.50
3.	LIQUID BLEACH	PER GAL	5	\$4.98	\$24.90
4.	CAL HYPO	PER LB	5	\$6.95	\$34.75
5.	TILE SOAP	PER GAL	0.5	\$76.45	\$38.23

Total **\$981.38**

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

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	Jul 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 Aug 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
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
00390310 DY RP 07 20260807 NNNNNNNN 0000389 0002

VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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

Electronic payment will be applied Aug 28, 2026



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574120251816700131904

Account Number
8495 74 120 2518167

Billing Date
Aug 07, 2026

Services From
Aug 11, 2026 to Sep 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

 1-844-264-6759

Stay connected even when the power goes out with Wireless Connect.

Continued internet can be critical to business operations during a power loss. With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. 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 1-844-264-6759 to experience the confidence of continuous connectivity with 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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

186147

DATE

8/1/2026

CUSTOMER ID

C4255

NET TERMS

Net 30

PO#

DUE DATE

8/31/2026

BILL TO

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

Services provided for the Month of: August 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.



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

Invoice

Date
Invoice#

Agenda Page 167
9/1/2026
131295637308

Terms	Net 20
Due Date	9/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$22.38

Subtotal \$917.38

Tax \$0.00

Total \$917.38

Amount Paid/Credit Applied \$0.00

Balance Due \$917.38

[Click Here to Pay Now](#)



131295637308

05/18/2026

Dear Valued Customer,

As part of our ongoing commitment to maintaining consistent service levels and avoiding mid-year rate increases, we have worked diligently to absorb the majority of rising fuel costs since February. However, due to continued increases in operating fuel expenses, effective June 1st, 2026, Poolsure will implement a minor temporary fuel surcharge on deliveries and monthly water management/maintenance invoices.

This adjustment is necessary to help maintain the reliable service, responsiveness, and support our customers expect from our team.

Please know this surcharge is strictly temporary and will be removed as fuel costs stabilize.

We sincerely appreciate your continued trust, partnership, and understanding.

Sincerely,



Vincent Flaviani
Vice President of Sales



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Agenda Page 169

Invoice Number: 78176711
Invoice Date: 07/11/2026
Branch: 72
Account Number: 6433445
Due Date: 08/10/2026

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 07/13/2026. PLEASE DISREGARD IF PAID.					1,053.84
VILLAGES OF WESTPOR 6702 SANDLE DR 32219 Service From: 07/21/2026 To: 08/20/2026 MONITORING			477.00	0.00	477.00
Service From: 07/21/2026 To: 08/20/2026 RECURRING SERVICES			226.84	0.00	226.84

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$703.84	\$0.00	\$703.84	\$1,053.84	\$1,757.68

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$1,053.84	\$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: 1-904-265-7890

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: 78176711
Invoice Date: 07/11/2026
Account Number: 6433445
Due Date: 08/10/2026
Amount Due: \$1,757.68

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.

00000000720000000643344510078176711000000001757686

How to Reach Customer Care

Agenda Page 170

- For inquiries or online payments: www.vectorsecurity.com
- By phone: 1-904-265-7890
- For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256
- For payments by check: PO Box 89462, Cleveland, OH 44101-6462



KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing address or phone number changed?

Please provide your new billing address and/or telephone number and return this portion with your payment. Your records will be updated upon receipt.

Contact Name: _____	Old Phone Number: (____) _____ - _____
New Address: _____	New Phone Number: (____) _____ - _____
_____	Effective Date: _____
City: _____ State: _____ Zip: _____	Email Address: _____
Effective Date: _____	Signature: _____

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CAACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2142, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally available at www.vectorsecurity.com.



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



VILLAGES OF WESTPORT CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 0230853498
Bill Date: 07/29/26
Cycle: 03

Amount Due
\$3,421.64

Do not pay. AutoPay will process
your payment on 08/20/26.

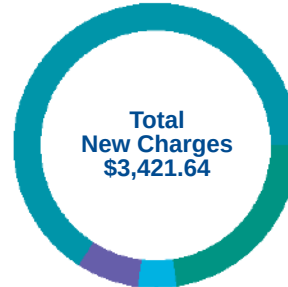
TOTAL SUMMARY OF CHARGES

Electric	\$	768.29
Water		91.34
Sewer		195.23
Irrigation		2,366.78
Total New Charges	\$	3,421.64

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

Previous Balance	\$	4,385.66
Payment(s) Received		-4,385.66
Balance Before New Charges		0.00
New Charges		3,421.64

**Do not pay. AutoPay will process your
payment on 08/20/26.** \$ **3,421.64**



Electric	\$768.29
Water	\$91.34
Sewer	\$195.23
Irrigation	\$2,366.78

MESSAGES



Keep your business contact information up to date
to receive important service updates. Verify your
phone number and email address at jea.com.



JEA's 2025 Water Quality report is available at
jea.com/WQR2025. This report contains important
information about the source and quality of your
drinking water. To request a paper copy, email your
address to waterquality@jea.com or call
665-6000.

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: **07/29/26**

Do not pay. AutoPay will process your payment on 08/20/26.

TOTAL AMOUNT PAID

\$3,421.64

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

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.



Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

**Scan to
manage
your alert
preferences.**



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: 07/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 06/30/26 - 07/29/26

Reading Date: 07/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	48647	Regular	1	354 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		24.12
Tax Exempt Fuel Cost (\$0.03875 per kWh)		13.72
Taxable Fuel Cost (\$0.00511 per kWh)		1.81
City of Jacksonville Franchise Fee		1.94
Gross Receipts Tax		1.71

Total Current Electric Charges \$ 68.30**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	6925	Regular	1 1/2	201000 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)		1,039.83
City of Jacksonville Franchise Fee		33.55

Total Current Irrigation Charges \$ 1,151.95**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 06/30/26 - 07/29/26

Reading Date: 07/29/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	46296	Regular	1	615 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		41.90
Tax Exempt Fuel Cost (\$0.03875 per kWh)		23.83
Taxable Fuel Cost (\$0.00511 per kWh)		3.14
City of Jacksonville Franchise Fee		2.82
Gross Receipts Tax		2.48

Total Current Electric Charges \$ 99.17**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 06/30/26 - 07/29/26

Reading Date: 07/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	29	1537	Regular	1	14 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		0.95
Tax Exempt Fuel Cost (\$0.03875 per kWh)		0.54
Taxable Fuel Cost (\$0.00511 per kWh)		0.07
City of Jacksonville Franchise Fee		0.80
Gross Receipts Tax		0.70

Total Current Electric Charges \$ 28.06**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	29	1714	Regular	1	63000 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)		300.15
City of Jacksonville Franchise Fee		10.67

Total Current Irrigation Charges \$ 366.24**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 06/30/26 - 07/29/26

Reading Date: 07/29/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	66910	Regular	1	4618 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		314.62
Tax Exempt Fuel Cost (\$0.03875 per kWh)		178.95
Taxable Fuel Cost (\$0.00511 per kWh)		23.60
City of Jacksonville Franchise Fee		16.27
Gross Receipts Tax		14.32

Total Current Electric Charges \$ 572.76



Account #: 0230853498

Bill Date: 07/29/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	279	Regular	1	20000 GAL

Basic Monthly Charge \$ 27.48

Water Consumption Charge 61.20

City of Jacksonville Franchise Fee 2.66

Total Current Water Charges \$ 91.34

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	279	Regular	1	20000 GAL

Basic Monthly Charge \$ 86.14

Sewer Usage Charge 103.40

City of Jacksonville Franchise Fee 5.69

Total Current Sewer Charges \$ 195.23

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	29	551	Regular	2	135000 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) 686.07

City of Jacksonville Franchise Fee 23.77

Total Current Irrigation Charges \$ 816.18

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 06/29/26 - 07/28/26

Reading Date: 07/28/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	29	152	Regular	1	1000 GAL

Basic Monthly Charge \$ 27.48

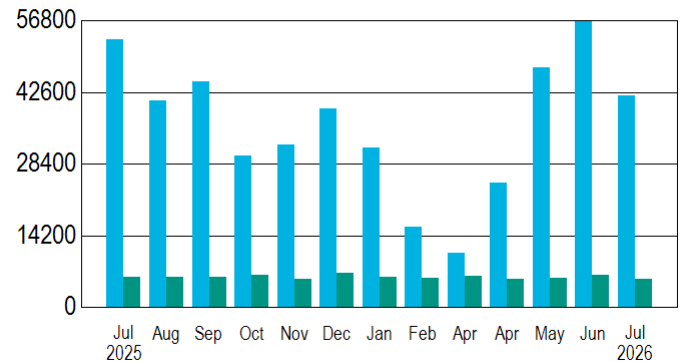
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 3.99

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	5,968	6,357	5,601	193
Total Gallons Used	530,001	568,001	420,000	14,483



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

Agenda Page 175

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

Invoice No. 377553
Date 08/21/2026
Client No. 40208

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 4,855.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 8/10/2028

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

379894367

Project

Due date

9/10/2026

Description	Qty	Unit price	Total price
Aug 3 - 6 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
Aug 3 - Aug 6, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
Aug 7- Aug 9, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00

Notes:

Subtotal **\$2,340.00**

Tax exempt \$0.00

\$2,340.00


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 # 15645
Date: 08/18/2026
Due On: 09/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,311.02	) - (\$0.00	) = \$2,311.02

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	07/06/2026	Prepare resolution levying assessments; Confer with S. Harvey re: budget resolutions	0.20	\$315.00	-	\$63.00
Service	LM	07/09/2026	Confer with District Staff re: pending public records request	0.10	\$315.00	-	\$31.50
Service	LM	07/13/2026	Confer with K. Baker and review agenda package	0.20	\$315.00	-	\$63.00
Service	LM	07/15/2026	Confer with S. Harvey re: review agenda and prepare for meeting	0.60	\$315.00	50.0%	\$94.50
Service	JK	07/15/2026	Agenda call	0.40	\$395.00	50.0%	\$79.00
Service	SD	07/15/2026	Confer with District Staff and revise New Supervisor Notebook for Uncontested New Supervisor.	0.30	\$190.00	-	\$57.00

Service	LM	07/16/2026	Review informal RFP landscaping package	0.10	\$315.00	-	\$31.50
Service	MZ	07/16/2026	Review uncontested supervisor package for Cary Thomas; redline against prior packages; review minutes and agendas for motion to adopt 2025 rules of procedure to resolve discrepancy in package.	0.80	\$315.00	50.0%	\$126.00
Service	LM	07/17/2026	Continue to review agenda package, proposals, and landscaping proposals, and prepare for Board meeting	1.20	\$315.00	-	\$378.00
Service	JK	07/20/2026	Prepare for meeting including agenda items regarding procedural history of District; transmit information on same; attend portion of Board meeting	0.90	\$395.00	100.0%	\$0.00
Service	LM	07/20/2026	Attend Board meeting	2.10	\$315.00	-	\$661.50
Service	LM	07/22/2026	Confer with S. Harvey re: meeting notes; At District Manager's direction, prepare notice of termination to Brightview; Confer with District Staff for new landscaping contract; Confer with S. Harvey and revise notice of termination	0.40	\$315.00	-	\$126.00
Service	CD	07/22/2026	Field message from District Staff regarding Termination Letter to Brightview.	0.20	\$200.00	-	\$40.00
Service	CD	07/23/2026	At District Manager's direction, finalize and email Notice of Termination Letter to Brightview Landscape Services (.1); Transmit email and Notice to Board of Supervisors by email (.1). Analyze email from Outlook that Mr. Hicks "read" the email and	0.30	\$200.00	-	\$60.00

			transmit information to District Staff and District Manager (.1)				
Expense	IK	07/23/2026	Certified Mail: Brightview Landscape Services, Inc. 980 Jolly Road, Suite 300 Blue Bell, PA 19422 Agreement Between Villages of Westport Community Development District and Brightview Landscape Services, Inc., for Landscape Maintenance Services	1.00	\$11.02	-	\$11.02
Service	CD	07/24/2026	Confer with District Manager regarding Landscape and Irrigation Maintenance Agreement; Draft same.	1.20	\$200.00	-	\$240.00
Service	CD	07/27/2026	Review and revise Agreement for Landscape with the Greenery and email Draft to District Staff.	0.30	\$200.00	-	\$60.00
Service	LM	07/27/2026	Revise landscaping agreement	0.10	\$315.00	-	\$31.50
Service	LM	07/28/2026	Field direction from S. Harvey and review Flock proposal with terms and conditions	0.30	\$315.00	-	\$94.50
Service	LM	07/31/2026	Confer with District Staff re: agreement with Flock	0.20	\$315.00	-	\$63.00
Line Item Discount Subtotal							-\$655.00
Total							\$2,311.02

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: PSI291103

Invoice Date: 8/1/2026

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

Ship Date 8/1/2026

Due Date 8/31/2026

Terms Net 30

Customer ID 8794

P.O. Number

P.O. Date 8/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,572.04	1,572.04
August Billing					
8/1/2026 - 8/31/2026					
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 1,572.04

Subtotal: 1,572.04
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,572.04

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 8/3/2028

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

376511280

Project

Due date

9/3/2026

Description	Qty	Unit price	Total price
July 27 - 30 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
July 31 - Aug 2, 2026 - 4 patrols/per day - 3 days	12	\$25.00	\$300.00
July 31 - Aug 2, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00
tax adjustment		-\$696.75	-\$696.75
Invoices: 372461951, 372461269, 372461562, 372462197, 372462546			
Notes:		Subtotal	\$1,643.25
		Tax exempt	\$0.00
			\$1,643.25

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 8/17/2028

Invoice for

Name

Villages of Westport

6213 Sandle Dr

Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Project**Invoice #**

381086296

Due date

9/17/2026

Description	Qty	Unit price	Total price
Aug 10 - 13 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
Aug 14 - Aug 16, 2026 - 4 patrols/per day - 3 day:	12	\$25.00	\$300.00
Aug 14- Aug 16, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00

Notes:

Subtotal **\$2,340.00**

Tax exempt \$0.00

\$2,340.00

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 8/24/2028

Invoice for

Name

Villages of Westport

6213 Sandle Dr

Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Project**Invoice #**

382781979

Due date

9/24/2026

Description	Qty	Unit price	Total price
Aug 17 - 20 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
Aug 17 - Aug 20, 2026 - 4 patrols/per day - 3 day:	12	\$25.00	\$300.00
Aug 21- Aug 23, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00

Notes:

Subtotal **\$2,340.00**

Tax exempt \$0.00

\$2,340.00



INVOICE

lock Group Inc dba lock Safety
www.flocksafety.com

Invoice Number INV-101988
Invoice Date: 8/17/2026
Due Date: 9/1/2026
Payment Terms: Net 15
PO#:
W-9 Form [Download](#)
Certificates of Insurance [Download](#)

Bill To:

FL - Villages of Westport Community
Development District

Tampa, Florida, 33607

Ship To:

FL - Villages of Westport Community
Development District
6707 Sandle Court
Jacksonville, Florida 32219

Billing Company Name:

FL - Villages of Westport Community Development District

Payment Terms:

Net 15

Billing Contact Name:

Samantha Harvey

Contracted Billing Structure:

100% at First Camera Validation

Billing Email Address:

samantha.harvey@inframark.com

Notes:

FL - Villages of Westport: Initial Year of 24 Month Term, 2026 - 2027

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Solar Video Camera Fixed, fka Condor	4	\$1,850.00	\$0.00	\$7,400.00
Professional Services - Bundle Implementation Fee	4	\$650.00	\$0.00	\$2,600.00
Flock Safety LPR - Neighborhoods, fka Sparrow	4	\$1,850.00	\$0.00	\$7,400.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.
Link to Location of Services: <https://planner.flocksafety.com/public/e51502b2-87b2-41a6-8d4c-74a46e8f914d>

Subtotal

\$17,400.00

Sales Tax

\$0.00

Credit

\$0.00

Payments

\$0.00

Balance Due

\$17,400.00

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email billing@flocksafety.com or call 866-901-1781, option 3.



INVOICE

lock Group Inc dba lock Safety
www.flocksafety.com

Invoice Number: INV-101988
 Invoice Date: 8/17/2026
 Due Date: 9/1/2026
 Payment Terms: Net 15
 PO#:

Payment Remittance Information

Pay by Check

Payable to: Flock Group Inc
 Memo: INV-101988
 Mail to: PO Box 121923
 Dallas, TX 75312-1923

If paying by check, please include the remittance slip below.

Pay by ACH

Account Legal Name: Flock Group Inc.
 Account Number: 3302113966
 Account Type: Checking
 Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....
 Detach and Return with Payment

Make Checks Payable to lock Group Inc

If sending via Flock Group Inc
 USPS: PO Box 121923
 Dallas, TX 75312-1923

Or

If sending via Flock Group Inc
 UPS, FedEx or 891923
 USPS: 885 East Collins Boulevard,
 Suite 110
 Richardson, TX 75081

Account: FL - Villages of Westport
 Community Development District

Invoice # INV-101988

Amount Due: **\$17,400.00**

Amount Enclosed: \$

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
096

Dates of Service
7/27/26 to 8/21/26

Weeks Worked	Hours Worked	RATE	Amount
JULY 27 th - AUGUST 21 th	48.0	N/A	\$1,680.00
Repair labor: doggy park sign repair 7\29 Pool lift repositions 8\10 Women toilet clogged (diaper) 8\10 Re-secured seat on stationary bike 8\12 Sink leak men's room repaired 8/14	6.0	\$50.00 per hour	\$300.00
Subtotal			\$1,980.00

Terms

Net 15

Invoice Total
\$1,980.00



9456 Philips Highway, Suite 1
Jacksonville, FL 32256

Account Information

Agenda Page 189

Invoice Number: 78269696
Invoice Date: 07/27/2026
Branch: 72
Account Number: 6433445
Due Date: 08/26/2026

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 07/27/2026. PLEASE DISREGARD IF PAID.					1,757.68
INVOICE CLIENT \$35.00 (TAX EXEMPT) FOR TRIP FEE.					
Job# 260725517 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	\$1,757.68	\$1,792.68

0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 Days+
\$738.84	\$1,053.84	\$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: 1-904-265-7890

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: 78269696
Invoice Date: 07/27/2026
Account Number: 6433445
Due Date: 08/26/2026
Amount Due: \$1,792.68

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.

00000000720000000643344510078269696000000001792685

How to Reach Customer Care

Agenda Page 190

- 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.

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(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	110001	09/11/26	SOLITUDE LAKE MANAGEMENT, LLC	PSI301279	September 2026 Pond Maintenance	Lake Maintenance	546163-53908	\$1,572.04
001	1114	09/01/26	POOLSURE	131295637308	Pool Service - September	Pool Chemicals	546800-57217	\$895.00
001	1114	09/01/26	POOLSURE	131295637308	Pool Service - September	Contingency	546335-53908	\$22.38
001	1115	09/01/26	C BUSS ENTERPRISES, INC.	7078	09/2026 Monthly Pool Service	Pool Maintenance	531034-57217	\$981.38
001	1116	09/08/26	INFRAMARK LLC	188649	Sept 2026 Management Fees	Management Fees	531151-51301	\$4,375.00
001	1116	09/08/26	INFRAMARK LLC	188649	Sept 2026 Management Fees	Amenity Center Contract	549133-57217	\$4,815.00
001	1116	09/08/26	INFRAMARK LLC	188649	Sept 2026 Management Fees	Field Services	531122-53908	\$1,250.00
001	1117	09/08/26	THE GREENERY, INC.	819147	09/2026 Maintenance Contract Services	Landscape Maintenance	546300-53908	\$4,997.00
001	1118	09/10/26	HAROLD BURNS	111	8/24/26-9/4/26 Burns Maintenance Contract	Facilities Maintenance - Contracted	546225-57217	\$840.00
001	1118	09/10/26	HAROLD BURNS	111	8/24/26-9/4/26 Burns Maintenance Contract	Repairs and Maintenance - Amenity	546516-57217	\$325.00
001	1119	09/10/26	DIVINITY TGL PROTECTION AND TRANSPORT	384950077	9/7 Holiday Patrols	Security Patrolling	531116-57217	\$1,095.00
001	1120	09/10/26	DIVINITY TGL PROTECTION AND TRANSPORT	383009144	08/31-9/6 Security Patrols	Security Patrolling	531116-57217	\$2,340.00
001	1121	09/21/26	KILINSKI VAN WYK PLLC	15888	Legal Services - August 2026	Attorney	531146-51301	\$1,789.00
001	1122	09/21/26	DAILY RECORD & OBSERVER LLC	26-05857D	Legal Advertisement - Special Meeting	Legal Advertising	548002-51301	\$110.50
001	1123	09/21/26	DAILY RECORD & OBSERVER LLC	26-05678D	Legal Advertisement- FY27 Meeting Calendar	Legal Advertising	548002-51301	\$100.00
001	1124	09/28/26	BUG OUT	103961988	Pest Control	Pest Control	531170-57217	\$61.43
001	1125	09/28/26	EGIS INSURANCE ADVISORS, LLC	33948	POLICY RENEWAL 10/01/26-10/01/27	Prepaid Items	155000-57217	\$16,755.00
001	1126	09/29/26	INFRAMARK LLC	1170543	Maintenance Services 9/23/26	Facilities Maintenance - Contracted	546225-53908	\$650.00
001	300009	09/18/26	JEA	082726-3498	Electric - 07/29/26-08/27/26	Utilities - Water/Electric	543059-57217	\$3,553.14
001	300010	09/21/26	COMCAST	090726-8167	SERVICE FROM 09/11/26-10/10/26	Telephone	541009-57217	\$131.90
001	300011	09/28/26	JEA	092826-3498	ELECTRIC 08/27/26-09/28/26	Utilities - Water/Electric	543059-57217	\$3,029.26
Fund Total								\$49,688.03

Total Checks Paid	\$49,688.03
--------------------------	--------------------

September 2026 Meeting

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	9/16/2026	103961988	\$61.43			Pest Control
COMCAST	9/7/2026	090726-8167	\$131.90			TELEPHONE
HAROLD BURNS	9/4/2026	111	\$840.00			8/24/26-9/4/26 Burns Maintenance Contract
INFRAMARK LLC	9/1/2026	188649	\$4,375.00			September 2026 District Management
INFRAMARK LLC	9/1/2026	188649	\$4,815.00			September 2026 Amenity Management
INFRAMARK LLC	9/1/2026	188649	\$1,250.00	\$10,440.00		Sept 2026 Field Operations
INFRAMARK LLC	9/24/2026	1170543	\$650.00			Maintenance Services
KILINSKI VAN WYK PLLC	9/13/2026	15888	\$1,789.00			Legal Services - August 2026
SOLITUDE LAKE MANAGEMENT, LLC	9/1/2026	PSI301279	\$1,572.04			September 2026 Pond Maintenance
THE GREENERY, INC.	9/1/2026	819147	\$4,997.00			09/2026 Maintenance Contract Services
Monthly Contract Subtotal			\$20,481.37			
Utilities						
JEA	8/27/2026	082726-3498	\$3,553.14			UTILITIES - WATER/ELECTRIC
JEA	9/28/2026	092826-3498	\$3,029.26			UTILITIES - WATER/ELECTRIC
Utilities Subtotal			\$6,582.40			
Regular Services						
DAILY RECORD & OBSERVER LLC	9/17/2026	26-05857D	\$110.50			Legal Advertisement - Special Meeting
DAILY RECORD & OBSERVER LLC	9/10/2026	26-05678D	\$100.00		\$210.50	Legal Advertisement
EGIS INSURANCE ADVISORS, LLC	9/11/2026	33948	\$16,755.00			POLICY RENEWAL
Regular Services Subtotal			\$16,965.50			
Additional Services						
DIVINITY TGL PROTECTION AND TRANSPORT	9/8/2026	384950077	\$1,095.00			9/7 Holiday Patrols
DIVINITY TGL PROTECTION AND TRANSPORT	9/7/2026	383009144	\$2,340.00		\$3,435.00	08/31-9/6 Security Patrols
HAROLD BURNS	9/4/2026	111	\$325.00	\$1,165.00		Playground repair
Additional Services Subtotal			\$3,760.00			
TOTAL						
			\$47,789.27			

PAYMENT REQUESTED FROM:

Seq#: 000001

INFRAMARK

 2005 Pan Am Cir
Tampa, FL 33607-2359

Invoice number:

103961988

Due date:

10/16/2026

Total due:

\$61.43

Bill To number:

3075531

Invoice date:

9/16/2026



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

EFFECTIVE August 5, 2026: NEW EHS SURCHARGE

To allow us to continue operating efficiently in a changing regulatory and safety environment, a new Environmental, Health, and Safety (EHS) Surcharge will be applied to each invoice you receive.

Page 1 of 1

INVOICE DETAILS

PEST CONTROL MAINTENANCE

Villages Of Westport

6714 Sandle Dr

Jacksonville , FL ON 9/16/2026

61.43

SUBTOTAL:

\$61.43

TOTAL DUE:

\$61.43

Payment Receipt. Please Return with Payment Remittance

Amount due: \$61.43

Payment due: 10/16/2026

To pay by phone call 877-284-8688.

Customer name:

INFRAMARK

Bill To number:

3075531

Invoice number:

103961988



www.florida.bugoutservice.com

Mail this form with payment to:



BUG OUT

PO BOX 740608

CINCINNATI OH 45274-0608

003075531000000000103961988000006143202610160008

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	Aug 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 Sep 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
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
00330310 DY RP 07 20260907 NNNNNNNN 0000377 0002

VILLAGES WEST PORT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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

Electronic payment will be applied Sep 28, 2026



849574120251816700131904

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

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



Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges		\$131.90
Comcast Business		\$131.90
Internet services		\$131.90
Deluxe 25 Business Internet.	\$106.95	
Equipment Fee Internet.	\$24.95	

What's included?

**Internet:** Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details

Additional information

Comcast Business Billing Update: Starting August 13, 2026, you will no longer be able to add new ACH accounts over the phone to make one-time payments. You can still make payments using existing ACH credentials that are already verified in your My Account.

Comcast Business Update: We've made updates to our Comcast Business Services Customer Terms and Conditions. You can review the updated agreement terms at <https://business.comcast.com/terms-conditions-smb>.

COMCAST
BUSINESS

 **1-877-881-7789**

Keep your internet connected, even when the power goes out.

Continued internet can be critical to business operations during a power loss. With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. 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 1-877-881-7789 to experience the confidence of continuous connectivity with 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

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
111

Dates of Service
8/24/26 to 9/4/26

Weeks Worked	Hours Worked	RATE	Amount
AUGUST 24 th - SEPTEMBER 4 th	24.0	N/A	\$840.00
Repair labor: Amenity Center playground slide safety rail repair 8/24/26	6.5	\$50.00 per hour	\$325.00
Basketball court fence repair 8/31/26			
Subtotal			\$1,165.00

Terms
Net 15

Invoice Total

\$1,165.00



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#

188649

CUSTOMER ID

C4255

PO#**DATE**

9/1/2026

NET TERMS

Net 30

DUE DATE

10/1/2026

Services provided for the Month of: September 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	1170543
Invoice Date	9/24/2026
Due Date	10/24/2026

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

Tampa, FL 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

24 Sep 2026 10:17:32AM CST

DISTRICT : VILLAGES OF WESTPORT CDD

Go Green! Think before you print.

INVOICE NO. 1170543 - DETAIL

INVOICE DATE: 9/24/2026

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										
	9/23/2026	4700257	VOWCDD District Area	General Porter Service; Monthly Janitorial Services 9/26	\$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	



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 # 15888
Date: 09/13/2026
Due On: 10/13/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,789.00	) - (\$0.00	) = \$1,789.00

VWPCDD-01

Villages of Westport CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	CD	08/04/2026	Download Terms and Conditions from Flock Group Website and draft Master Services Agreement; Draft Addendum to Master Services Agreement; Email same to District Staff for review.	0.80	\$200.00	-	\$160.00
Service	LM	08/04/2026	Revise landscaping agreement	1.40	\$315.00	-	\$441.00
Service	CD	08/05/2026	Draft Anti-Human Traffic Affidavit for The Greenery of North Florida at request of District Staff (.2). Email final version of Agreement and Anti-Human Traffic Affidavit to Lisa Paxton at the Greenery per the request of District Manager, Samantha	0.40	\$200.00	-	\$80.00

Harvey (.2).							
Service	LM	08/06/2026	Confer with L. Paxton and S. Harvey re: start date and revisions to proposed Greenery agreement	0.20	\$315.00	-	\$63.00
Service	LM	08/07/2026	Per direction of District Manager, revise landscape agreement for start date and ancillary services; Confer with L. Paxton re: same	0.30	\$315.00	-	\$94.50
Service	LM	08/09/2026	Confer with L. Paxton re: palm pruning	0.10	\$315.00	-	\$31.50
Service	LM	08/11/2026	Confer with S. Harvey re: palm pruning; Revise landscaping agreement	0.20	\$315.00	-	\$63.00
Service	LM	08/11/2026	Confer with S. Harvey re: fence repairs	0.20	\$315.00	-	\$63.00
Service	LM	08/12/2026	Confer with S. Harvey and L. Paxton re: landscaping agreement; Review scope of services of informal RFP; Confer with S. Harvey re: terms	0.60	\$315.00	-	\$189.00
Service	LM	08/12/2026	Revise portions of agreement and addendum with Flock for camera security	0.60	\$315.00	50.0%	\$94.50
Service	JK	08/17/2026	Review flock camera agreement and finalize same	0.30	\$395.00	-	\$118.50
Service	LM	08/18/2026	Review and revise draft minutes from July Board meeting, Review and finalize agreement and affidavit with Flock	0.40	\$315.00	-	\$126.00
Service	LM	08/18/2026	Confer with District Staff re: draft minutes	0.10	\$315.00	-	\$31.50
Service	CD	08/18/2026	Review and finalize Flock MSA and addendum; Draft Anti-Human Traffic Affidavit; Confer with District Staff. Email final versions of Affidavit and Flock Agreement to District Manager.	0.30	\$200.00	-	\$60.00

Service	LM	08/26/2026	Confer with S. Harvey re: Flock camera agreement and comments from resident	0.20	\$315.00	-	\$63.00
Service	JK	08/31/2026	Field call from District Manager re: contract change for delegated personnel	0.20	\$395.00	-	\$79.00
Service	LM	08/31/2026	Confer with S. Harvey re: conveyance authority resolution	0.10	\$315.00	-	\$31.50
Line Item Discount Subtotal							-\$94.50
Total							\$1,789.00

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: PSI301279

Invoice Date: 9/1/2026

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

Ship Date 9/1/2026

Due Date 10/1/2026

Terms Net 30

Customer ID 8794

P.O. Number

P.O. Date 9/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,572.04	1,572.04
September Billing					
9/1/2026 - 9/30/2026					
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 1,572.04

Subtotal: 1,572.04
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,572.04



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Inframark 6702 Sandle Dr Jacksonville, FL 32218

Invoice 819147	
Date	PO/Contract#
09/01/26	
Account Manager	Terms
LISA PAXTON	Net 30
Total Amount	\$4,997.00
Property Address	
Villages of Westport CDD 6702 Sandle Dr Jacksonville, FL 32218	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#92671 - Maintenance Contract Services - Villages of Westport CDD September 2026	\$4,997.00
Total	\$4,997.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,997.00	\$0.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



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: 08/27/26

Cycle: 03

Amount Due
\$3,553.14

Do not pay. AutoPay will process
your payment on 09/18/26.

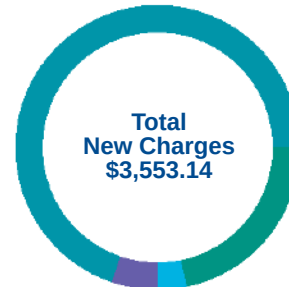
TOTAL SUMMARY OF CHARGES

Electric	\$	762.71
Water		53.52
Sewer		131.33
Irrigation		2,605.58
Total New Charges	\$	3,553.14

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

Previous Balance	\$	3,421.64
Payment(s) Received		-3,421.64
Balance Before New Charges		0.00
New Charges		3,553.14

**Do not pay. AutoPay will process your
payment on 09/18/26.** \$ **3,553.14**



Electric
\$762.71
Water
\$53.52
Sewer
\$131.33
Irrigation
\$2,605.58

MESSAGES



Replace your HVAC filters every 30 days, or as recommended by the manufacturer, to help your system run efficiently.



Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.

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: **08/27/26**

Do not pay. AutoPay will process your payment on 09/18/26.

TOTAL AMOUNT PAID

\$3,553.14

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

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.



Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

**Scan to
manage
your alert
preferences.**



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 be 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: 08/27/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 07/29/26 - 08/27/26

Reading Date: 08/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	49025	Regular	1	378 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		25.75
Tax Exempt Fuel Cost (\$0.03771 per kWh)		14.25
Taxable Fuel Cost (\$0.00511 per kWh)		1.93
City of Jacksonville Franchise Fee		2.01
Gross Receipts Tax		1.77

Total Current Electric Charges \$ 70.71**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
8193073	29	7150	Regular	1 1/2	225000 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)		1,168.47
City of Jacksonville Franchise Fee		37.41

Total Current Irrigation Charges \$ 1,284.45**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 07/29/26 - 08/27/26

Reading Date: 08/27/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	46906	Regular	1	610 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		41.56
Tax Exempt Fuel Cost (\$0.03771 per kWh)		23.00
Taxable Fuel Cost (\$0.00511 per kWh)		3.12
City of Jacksonville Franchise Fee		2.78
Gross Receipts Tax		2.45

Total Current Electric Charges \$ 97.91**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 12507 HOPTREE RD APT SG01

Service Period: 07/29/26 - 08/27/26

Reading Date: 08/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26023660	29	1551	Regular	1	14 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		0.95
Tax Exempt Fuel Cost (\$0.03771 per kWh)		0.53
Taxable Fuel Cost (\$0.00511 per kWh)		0.07
City of Jacksonville Franchise Fee		0.80
Gross Receipts Tax		0.70

Total Current Electric Charges \$ 28.05**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 12515 HOPTREE RD APT IR01

Service Period: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91401661	29	1782	Regular	1	68000 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)		326.95
City of Jacksonville Franchise Fee		11.47

Total Current Irrigation Charges \$ 393.84**ELECTRIC SERVICE**

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 07/29/26 - 08/27/26

Reading Date: 08/27/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	71514	Regular	1	4604 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		313.67
Tax Exempt Fuel Cost (\$0.03771 per kWh)		173.62
Taxable Fuel Cost (\$0.00511 per kWh)		23.53
City of Jacksonville Franchise Fee		16.07
Gross Receipts Tax		14.15

Total Current Electric Charges \$ 566.04



Account #: 0230853498

Bill Date: 08/27/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	287	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: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99217366	29	287	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: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
102320432	29	701	Regular	2	150000 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) 766.47

City of Jacksonville Franchise Fee 26.18

Total Current Irrigation Charges \$ 898.99

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6813 MYRTLE OAK RD APT IR01

Service Period: 07/28/26 - 08/26/26

Reading Date: 08/26/26

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514047435	29	152	Regular	1	0 GAL

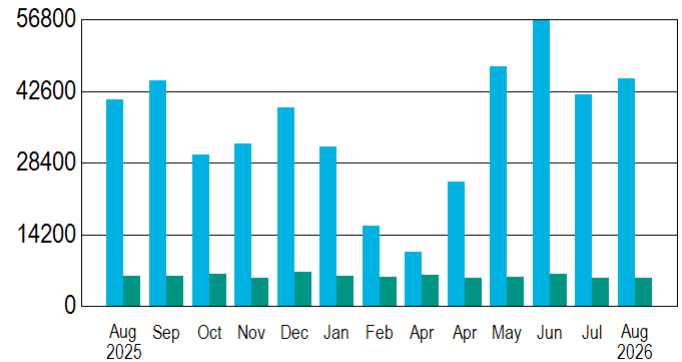
Basic Monthly Charge \$ 27.48

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	5,961	5,601	5,606	193
Total Gallons Used	410,000	420,000	451,000	15,552

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026

Date

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

Serial # 26-05857D	PO/File #	\$110.50
Notice of Special Meeting/Workshop of the Board of Supervisors		Payment Due
Villages of Westport Community Development District		\$110.50
		Publication Fee
Case Number		Amount Paid
Publication Dates 9/17		
County Duval		

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

Payment Due Upon Receipt

For your convenience, you
 may remit payment online at
[www.jaxdailyrecord.com/
 send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
 mailed, please reference
 Serial # 26-05857D 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/WORKSHOP
 OF THE BOARD OF
 SUPERVISORS OF THE
 VILLAGES OF WESTPORT
 COMMUNITY
 DEVELOPMENT DISTRICT**

A special meeting/workshop of the Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") will be held on **Tuesday, September 29, 2026, at 5:30 p.m. at the Highlands Regional Library, located at 1826 Dunn Avenue, Jacksonville, Florida 32218.** The purpose of the special meeting/workshop is to conduct any and all business coming before the Board. A copy of the agenda for the special meeting/workshop may be obtained by contacting the office of the District Manager c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813)-873-7300 ("District Manager's Office").

The special meeting/workshop will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The special meeting/workshop 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 special meeting/workshop, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting/workshop 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 special meeting/workshop 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
 Christina Newsome

Sep. 17 00 (26-05857D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 10, 2026

Date

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

Serial # 26-05678D	PO/File #	\$100.00
Notice of Fiscal Year 2027 Meetings		Payment Due
		\$100.00
Villages of Westport Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 9/10		
County Duval		

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

Payment Due Upon Receipt

For your convenience, you
 may remit payment online at
[www.jaxdailyrecord.com/
 send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
 mailed, please reference
 Serial # 26-05678D 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 FISCAL YEAR
 2027 MEETINGS
 VILLAGES OF WESTPORT
 COMMUNITY
 DEVELOPMENT DISTRICT**

The Board of Supervisors of the Villages of Westport Community Development District will hold their regular meetings for Fiscal Year 2027 at 5:30 p.m. at the **at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218** on the third Monday of each month as follows or otherwise noted:

October 19, 2026

January 11, 2027 (**Second Monday Due to Holiday**)

March 15, 2026

Budget Workshop

April 19, 2027 **Budget Approval**

July 19, 2027 **Budget Adoption**

There may be occasions when one or more Supervisors will participate by telephone. These meetings and workshop may be continued to a date, time and place certain, which will be announced at the meeting/workshop without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Community Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or (800) (800) 955-8771 (TTY) / (800) 955-8770 (VOICE) for aid in contacting the District Office at least two (2) days prior to the date of any hearing or meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christina Newsome
 District Manager

Sep. 10 00 (26-05678D)



Customer	Villages of Westport Community Development District
Acct #	192
Date	09/11/2026
Customer Service	Kristina Rudez
Page	1 of 1

Villages of Westport Community Development District
c/o Inframark
313 Campus Street Celebration
Celebration, FL 34747

Payment Information	
Invoice Summary	\$ 16,755.00
Payment Amount	
Payment for	Invoice#33948
100126524	

Thank You

Please detach and return with payment



Customer: Villages of Westport Community Development District

Invoice	Effective	Transaction	Description	Amount
33948	10/01/2026	Renew policy	Policy #100126524 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/11/2026	16,755.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 16,755.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/11/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 9/8/2026

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

384950077

Project

Due date

10/8/2026

Description	Qty	Unit price	Total price
Sept 7, 2026 - 6 patrols/per day - 1 day	6	\$37.50	\$225.00
Sept 7, 2026 - 4 patrols/per day - 1 day	4	\$37.50	\$150.00
Sept 7, 2026 - 2 dedicated officers/per day - 1 day	12	\$60.00	\$720.00

Holiday - Sept 7, 2026

Notes:

Subtotal **\$1,095.00**

Tax exempt **\$0.00**

\$1,095.00

DIVINITY TGL PROTECTION and TRANSPORT, LLC

10488 S Flora Springs Rd
Jacksonville, Florida 32219
(904) 776-3971

Invoice

Date: 9/7/2026

Invoice for

Name
Villages of Westport
6213 Sandle Dr
Jacksonville, FL 32291

Payable to

Divinity TGL Protection

Invoice

383009144

Project

Due date

10/7/2026

Description	Qty	Unit price	Total price
Aug 31 - Sept 3, 2026 - 6 patrols/per day - 4 days	24	\$25.00	\$600.00
Aug 31 - Sept 3, 2026 - 4 patrols/per day - 3 days	36	\$25.00	\$300.00
Sept 4 - Sept 6, 2026 - 2 dedicated officers/per day - 3 days	36	\$40.00	\$1,440.00

Notes:

Subtotal **\$2,340.00**

Tax exempt \$0.00

\$2,340.00

Villages of Westport
Cash Flow Projection
10/12/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	230,268.98	3.56%
SB Account - Florida Prime	19,324.60	3.84%
Reserve Account - Valley National Bank	13,896.45	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	<u>263,490.03</u>	
Outstanding FY26 Tax Roll	-	100% Collected
Estimated Total Cash Available with Tax Roll	<u>263,490.03</u>	
 <u>Projections:</u>		
Monthly Average Spend (October - September)	40,188.00	
Total Monthly Average Spend	<u>40,188.00</u>	
Average Spend to YE	-	
Expected Cash Flow at YE (9/30/26)	<u>263,490.03</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	80,376.00	
Expected Surplus through 1st QTR FY27	<u>183,114.03</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot October 12, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$230,268.98
 - Valley National Bank Reserves: \$13,896.45
 - SBA Savings Account: \$19,324.60
- **Assessment collections:**
 - We are 100% collected on the tax roll.
- **Audit – FY 2025:**
 - Final audit received on 8/14/2026.
- **Items to note:**
 - Current expenses make up 96% of the annual budget through the end of September 2026. This figure may change slightly as we finalize the September financials.
 - Total expenses for the year are approximately \$482,254. This figure may change as we finalize the September financials. This puts your average monthly burn rate of approximately \$40,188 per month.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

To the Board of Supervisors
Villages of Westport Community Development District
Duval County, Florida

We are pleased to present this report related to our audit of the basic financial statements of Villages of Westport Community Development District for the year ended September 30, 2025. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated October 21, 2025. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have previously issued a separate communication dated July 10, 2026, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies, other than the adoption of GASB Statements No. 101 and No. 102. The adoption of these statements did not have a material impact on the District.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or proposed to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Board of Supervisors
Villages of Westport Community Development District

Page 2

Our responsibility for other information included in financial reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor's report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the District's information for compliance with Florida Statutes 218.39(3)(c). We did not identify material inconsistencies with the audited financial statements.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit.

We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

AICPA rules require independence both of mind and in appearance when providing audit and other attestation services. We are to ensure that the AICPA General Requirements for performing non-attest services are adhered to and included in all letters of engagement. We are also required to maintain a system of quality management over compliance with independence rules and firm policies.

Management is responsible for not entering into arrangements for non-audit services resulting in our firm being involved in making management decisions on behalf of the District. To ensure this does not occur, the District is responsible for designating a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the service and the designated individual is responsible for assuming all management responsibilities for the subject matter and scope of the non-audit service. Management is also responsible for the adequacy and results of the services performed and the District accepts responsibility for the results and ultimate use of the services.



Board of Supervisors
Villages of Westport Community Development District

Page 3

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Melissa Marlin should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Villages of Westport Community Development District.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 11, 2026

**Villages of Westport
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Villages of Westport Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-29
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	30-31
MANAGEMENT LETTER	32-35
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES	36



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants P1

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Villages of Westport Community Development District
Duval County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Villages of Westport Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund 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), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 District 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

To the Board of Supervisors
Villages of Westport Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 opinions. 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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 District'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Villages of Westport Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 11, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 11, 2026

**Villages of Westport Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Villages of Westport Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, transportation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Villages of Westport Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as long-term debt, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's assets exceeded liabilities by \$77,037 (net position). Net investment in capital assets was \$(210,968), restricted net position was \$183,007 and unrestricted net position was \$104,998.
- ◆ Governmental activities revenues totaled \$1,324,217, while governmental activities expenses totaled \$1,272,385.

**Villages of Westport Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 139,337	\$ 32,838
Restricted assets	724,491	1,230,348
Capital assets	5,141,557	5,401,474
Total Assets	<u>6,005,385</u>	<u>6,664,660</u>
Current liabilities	618,348	609,455
Non-current liabilities	5,310,000	6,030,000
Total Liabilities	<u>5,928,348</u>	<u>6,639,455</u>
Net Position		
Net investment in capital assets	(210,968)	(616,626)
Restricted net position	183,007	628,849
Unrestricted	104,998	12,982
Total Net Position	<u>\$ 77,037</u>	<u>\$ 25,205</u>

The increase in current assets is primarily the result of transfers into the General Fund during the current year.

The decrease in restricted assets is primarily related to debt service expenditures and transfers out of the Debt Service Fund exceeding revenues in the current year.

The decrease in capital assets is the result of depreciation in the current year.

The decrease in total liabilities is related to the principal payments made in the current year.

**Villages of Westport Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,266,734	\$ 1,318,135
General Revenues		
Miscellaneous revenues	5,671	280
Investment income	51,812	79,931
Total Revenues	<u>1,324,217</u>	<u>1,398,346</u>
Expenses		
General government	164,136	94,902
Physical environment	267,302	170,032
Culture/recreation	451,452	255,383
Transportation	45,523	45,523
Interest and other charges	343,972	382,138
Total Expenses	<u>1,272,385</u>	<u>947,978</u>
Change in Net Position	51,832	450,368
Net Position - Beginning of Year	<u>25,205</u>	<u>(425,163)</u>
Net Position - End of Year	<u>\$ 77,037</u>	<u>\$ 25,205</u>

The decrease in charges for services is primarily related to the special assessment prepayments received in the prior year.

The increase in general government is mainly the result of increased legal fees and management fees in the current year.

The increase in physical environment is primarily due to increased landscape maintenance expenses in the current year.

The increase in culture/recreation is mainly due to the increase in pool maintenance and monitoring expenses in the current year.

The decrease in interest and other charges is related to the reduction in bonds outstanding.

**Villages of Westport Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

Description	Governmental Activities	
	2025	2024
Land and improvements	\$ 2,020,928	\$ 2,020,928
Buildings and improvements	2,823,789	2,823,789
Infrastructure	2,670,204	2,670,204
Accumulated depreciation	(2,373,364)	(2,113,447)
Total Capital Assets, Net	<u>\$ 5,141,557</u>	<u>\$ 5,401,474</u>

During the year, capital activity consisted of depreciation of \$259,917.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures due to less capital outlay expenditures than anticipated.

The September 30, 2025 budget was amended due to transfers in, and legal fees, landscape maintenance, and pool maintenance expenditures being higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In February 2005, the District issued \$16,950,000 Series 2005A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition and construction of the 2005A Project. As of September 30, 2025, the balance outstanding was \$5,750,000.

Economic Factors and Next Year's Budget

Villages of Westport Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Villages of Westport Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Villages of Westport Community Development District, C/O Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Villages of Westport Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
Assets	
Current Assets	
Cash and cash equivalents	\$ 43,481
Investments	68,660
Accounts receivable	10,000
Prepaid expenses	17,196
Total Current Assets	139,337
Non-current Assets	
Restricted	
Investments	724,491
Capital assets, not being depreciated	
Land and improvements	2,020,928
Capital assets, being depreciated	
Buildings and improvements	2,823,789
Infrastructure	2,670,204
Accumulated depreciation	(2,373,364)
Total Non-current Assets	5,866,048
Total Assets	6,005,385
Liabilities	
Current Liabilities	
Accounts payable and accrued expenses	41,785
Bonds payable	440,000
Accrued interest	136,563
Total Current Liabilities	618,348
Non-current Liabilities	
Bonds payable	5,310,000
Total Liabilities	5,928,348
Net Position	
Net investment in capital assets	(210,968)
Restricted for debt service	104,219
Restricted for capital project	78,788
Unrestricted net position	104,998
Total Net Position	\$ 77,037

See accompanying notes to financial statements.

Villages of Westport Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (164,136)	\$ 119,719	\$ (44,417)
Physical environment	(267,302)	145,762	(121,540)
Culture/recreation	(451,452)	226,303	(225,149)
Transportation	(45,523)	-	(45,523)
Interest and other charges	(343,972)	774,950	430,978
Total Governmental Activities	<u>\$ (1,272,385)</u>	<u>\$ 1,266,734</u>	<u>(5,651)</u>
General Revenues			
			5,671
			<u>51,812</u>
			<u>57,483</u>
Changes in Net Position			51,832
Net Position - October 1, 2024			<u>25,205</u>
Net Position - September 30, 2025			<u>\$ 77,037</u>

See accompanying notes to financial statements.

Villages of Westport Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 43,481	\$ -	\$ -	\$ 43,481
Investments	68,660	-	-	68,660
Accounts receivable	10,000	-	-	10,000
Due from other funds	7,446	-	-	7,446
Prepaid expenses	17,196	-	-	17,196
Restricted Assets				
Investments	-	638,257	86,234	724,491
Total Assets	<u>\$ 146,783</u>	<u>\$ 638,257</u>	<u>\$ 86,234</u>	<u>\$ 871,274</u>
Liabilities and Fund Balances				
Liabilities				
Accounts payable and accrued expenses	\$ 41,785	\$ -	\$ -	\$ 41,785
Due to other funds	-	-	7,446	7,446
Total Liabilities	<u>41,785</u>	<u>-</u>	<u>7,446</u>	<u>49,231</u>
Fund Balances				
Nonspendable				
Prepaid expenses	17,196	-	-	17,196
Restricted				
Debt service	-	638,257	-	638,257
Capital projects	-	-	78,788	78,788
Unassigned	<u>87,802</u>	<u>-</u>	<u>-</u>	<u>87,802</u>
Total Fund Balances	<u>104,998</u>	<u>638,257</u>	<u>78,788</u>	<u>822,043</u>
Total Liabilities and Fund Balances	<u>\$ 146,783</u>	<u>\$ 638,257</u>	<u>\$ 86,234</u>	<u>\$ 871,274</u>

See accompanying notes to financial statements.

Villages of Westport Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$ 822,043
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$2,020,928, buildings and improvements, \$2,823,789, and infrastructure, \$2,670,204, net of accumulated depreciation, \$(2,373,364), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	5,141,557
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(5,750,000)
Accrued interest for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(136,563)</u>
Net Position of Governmental Activities	<u><u>\$ 77,037</u></u>

See accompanying notes to financial statements.

Villages of Westport Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 491,784	\$ 774,950	\$ -	\$ 1,266,734
Miscellaneous revenues	1,415	-	-	1,415
Investment income	8,458	39,448	3,906	51,812
Total Revenues	<u>501,657</u>	<u>814,398</u>	<u>3,906</u>	<u>1,319,961</u>
Expenditures				
Current				
General government	164,136	-	-	164,136
Physical environment	199,841	-	-	199,841
Culture/recreation	310,263	-	-	310,263
Debt Service				
Principal	-	715,000	-	715,000
Interest	-	360,953	-	360,953
Total Expenditures	<u>674,240</u>	<u>1,075,953</u>	<u>-</u>	<u>1,750,193</u>
Excess of revenues over/(under) expenditures	<u>(172,583)</u>	<u>(261,555)</u>	<u>3,906</u>	<u>(430,232)</u>
Other Financing Sources/(Uses)				
Insurance proceeds	10,000	-	-	10,000
Transfers in	254,599	63	-	254,662
Transfers out	-	(254,599)	(63)	(254,662)
Total Other Financing Sources/(Uses)	<u>264,599</u>	<u>(254,536)</u>	<u>(63)</u>	<u>10,000</u>
Net Change in Fund Balances	92,016	(516,091)	3,843	(420,232)
Fund Balances - October 1, 2024	<u>12,982</u>	<u>1,154,348</u>	<u>74,945</u>	<u>1,242,275</u>
Fund Balances - September 30, 2025	<u>\$ 104,998</u>	<u>\$ 638,257</u>	<u>\$ 78,788</u>	<u>\$ 822,043</u>

See accompanying notes to financial statements.

**Villages of Westport Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ (420,232)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(259,917)
The payment of bond principal is recognized as an expenditure at the fund level, however, the payment reduces liabilities at the government-wide level.	715,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	16,981
Change in Net Position of Governmental Activities	<u>\$ 51,832</u>

See accompanying notes to financial statements.

Villages of Westport Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 490,692	\$ 490,692	\$ 491,784	\$ 1,092
Miscellaneous revenues	-	990	1,415	425
Investment income	-	8,000	8,458	458
Total Revenues	<u>490,692</u>	<u>499,682</u>	<u>501,657</u>	<u>1,975</u>
Expenditures				
Current				
General government	102,348	166,348	164,136	2,212
Physical environment	105,733	200,866	199,841	1,025
Culture/recreation	157,611	340,024	310,263	29,761
Capital outlay	<u>125,000</u>	<u>47,043</u>	<u>-</u>	<u>47,043</u>
Total Expenditures	<u>490,692</u>	<u>754,281</u>	<u>674,240</u>	<u>80,041</u>
Revenues over/(under) expenditures	<u>-</u>	<u>(254,599)</u>	<u>(172,583)</u>	<u>82,016</u>
Other Financing Sources/(Uses)				
Insurance proceeds	-	-	10,000	10,000
Transfers in	<u>-</u>	<u>254,599</u>	<u>254,599</u>	<u>-</u>
Total Other Financing Sources/(Uses)	<u>-</u>	<u>254,599</u>	<u>264,599</u>	<u>10,000</u>
Net Change in Fund Balances	-	-	92,016	92,016
Fund Balances - October 1, 2024	<u>-</u>	<u>-</u>	<u>12,982</u>	<u>12,982</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 104,998</u>	<u>\$ 104,998</u>

See accompanying notes to financial statements.

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 14, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and Rules 42QQ-1.001, et seq., Florida Administrative Code, adopted by the Florida Land & Water Adjudicatory Commission ("FLWAC") as a Community Development District. FLWAC Amended rule 42QQ-1.002, amending the boundaries of the District effective July 13, 2021, contracting 1,058.56 acres and adding 3.63 acres. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Villages of Westport Community Development District. The District is governed by a five member Board of Supervisors, elected on an at large basis by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Villages of Westport Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Fund accounts for financial resources to be used in the acquisition and construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

c. Capital Assets

Capital assets, which include land and improvements, buildings and improvements, and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-25 years
Building and improvements	20 years

d. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because its use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then unrestricted net position.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$822,043, differs from “Net Position” of governmental activities, \$77,037, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 2,020,928
Buildings and improvements	2,823,789
Infrastructure	2,670,204
Accumulated depreciation	<u>(2,373,364)</u>
Total	<u><u>\$ 5,141,557</u></u>

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Governmental Activities long-term liabilities are not due and payable in the current period and therefore, are not reported as fund level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ <u>(5,750,000)</u>
---------------	-----------------------

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to the accrued interest on bonds.

Accrued interest	\$ <u>(136,563)</u>
------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(420,232), differs from the “change in net position” for governmental activities, \$51,832, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the costs of those assets are capitalized and the cost is allocated over their estimated useful lives as depreciation.

Depreciation	\$ <u>(259,917)</u>
--------------	---------------------

Long-term debt transactions

Payments made on long-term debt are recognized as expenditures at the fund level and decrease long-term debt at the government-wide level.

Principal payments	\$ <u>715,000</u>
--------------------	-------------------

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Accrued interest

Interest is reported at the fund level when paid, however, at the government-wide level interest is reported as incurred. This is the change in accrued interest in the current year.

Accrued interest	\$ <u>16,981</u>
------------------	------------------

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$56,890 and the carrying value was \$43,481. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<u>Description</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME	47 days*	\$ 68,660
U.S. Bank Money Market	N/A	724,491
Total Investments		<u>\$ 793,151</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District had no investments subject to the fair value hierarchy.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Florida PRIME were rated AAAM by Standard & Poor's. The investments in U.S. Bank Money Market were not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Florida PRIME are 9% of the District's total investments. The investments in U.S. Bank Money Market are 91% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 2,020,928	\$ -	\$ -	\$ 2,020,928
Capital assets, being depreciated				
Buildings and improvements	2,823,789	-	-	2,823,789
Infrastructure	2,670,204	-	-	2,670,204
Accumulated depreciation	(2,113,447)	(259,917)	-	(2,373,364)
Capital Assets, Being Depreciated, Net	3,380,546	(259,917)	-	3,120,629
Governmental Activities Capital Assets	<u>\$ 5,401,474</u>	<u>\$ (259,917)</u>	<u>\$ -</u>	<u>\$ 5,141,557</u>

Depreciation was charged to physical environment, \$73,205, transportation, \$45,523, and culture/recreation, \$141,189.

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operation and maintenance of the District, as well as to pay for debt service on the District's Bonds. The fiscal year for which annual assessments may be levied begins October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the period ended September 30, 2025:

Bonds payable at October 1, 2024	\$ 6,465,000
Principal payments	<u>(715,000)</u>
Bonds payable at September 30, 2025	<u>\$ 5,750,000</u>

District debt is comprised of the following at September 30, 2025:

Capital Improvement Revenue Bonds

\$16,950,000 Series 2005A Capital Improvement Revenue Bonds maturing on May 1, 2035, at an interest rate of 5.7%, payable May 1 and November 1. Current portion is \$440,000. \$ 5,750,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 440,000	\$ 327,750	\$ 767,750
2027	465,000	302,670	767,670
2028	490,000	276,165	766,165
2029	520,000	248,235	768,235
2030	550,000	218,595	768,595
2031-2035	3,285,000	582,825	3,867,825
Totals	<u>\$ 5,750,000</u>	<u>\$ 1,956,240</u>	<u>\$ 7,706,240</u>

The Series 2005A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2013, at a price equal to the par amount of the Series 2005A Bonds thereof, together with accrued interest to the date of redemption. The Series 2005A Bonds are subject to mandatory redemption prior to maturity in the manner outlined in the Trust Indenture.

The Trust Indenture requires certain amounts to be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2005A Reserve Account was funded from the proceeds of the Series 2005A Bonds in an amount equal to the maximum annual debt service required for Series 2005A Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to the 2005A Reserve Account Percentage (6.9126%) times the deemed outstanding principal amount of the Series 2005A Bonds, as of the time of any such calculation. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2005A	\$ 397,475	\$ 397,475

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There have been no settled claims that have exceeded commercial coverage in the last three years.

NOTE H – ECONOMIC DEPENDENCY

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

Villages of Westport Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE I – INTERFUND ACTIVITY

Interfund balances as of September 30, 2025, consisted of the following:

	<u>Payable Fund</u>
	Capital
<u>Receivable Fund</u>	<u>Projects Fund</u>
General Fund	<u>\$ 7,446</u>

The interfund balances resulted from the General Fund paying expenditures on behalf of the Capital Projects Fund that had not been reimbursed as of year-end.

Interfund transfers for the year ended September 30, 2025, consisted of the following:

	<u>Transfers Out</u>		
<u>Transfers In</u>	Debt Service Fund	Capital Projects Fund	Total
General Fund	\$ 254,599	\$ -	\$ 254,599
Debt Service Fund	-	63	63
Total	<u>\$ 254,599</u>	<u>\$ 63</u>	<u>\$ 254,662</u>

Transfers from the Capital Projects Fund to the Debt Service Fund were made in accordance with the Trust Indenture. Transfers from the Debt Service Fund to the General Fund represented funds released in accordance with the Trust Indenture.

NOTE J – SUBSEQUENT EVENT

In November 2025, the District made prepayments of \$20,000 on the Capital Improvement Revenue Bonds, Series 2005A.



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants P1

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Villages of Westport Community Development District
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Villages of Westport Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Villages of Westport Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Villages of Westport Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Villages of Westport Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



To the Board of Supervisors
Villages of Westport Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Villages of Westport Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 11, 2026



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Villages of Westport Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the financial statements of Villages of Westport Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated August 11, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 11, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Villages of Westport Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Villages of Westport Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Villages of Westport Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Villages of Westport Community Development District. It is management's responsibility to monitor Villages of Westport Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Villages of Westport Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$83,707.95
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see comparison of original budget to actual activity below.



To the Board of Supervisors
Villages of Westport Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 490,692	\$ 491,784	\$ 1,092
Investment income	-	8,458	8,458
Miscellaneous revenues	-	1,415	1,415
Total Revenues	<u>490,692</u>	<u>501,657</u>	<u>10,965</u>
Expenditures			
Current			
General government	102,348	164,136	(61,788)
Physical environment	105,733	199,841	(94,108)
Culture/recreation	157,611	310,263	(152,652)
Capital outlay	125,000	-	125,000
Total Expenditures	<u>490,692</u>	<u>674,240</u>	<u>(183,548)</u>
Revenues over/(under) expenditures	<u>-</u>	<u>(172,583)</u>	<u>(172,583)</u>
Other Financing Sources/(Uses)			
Insurance proceeds	-	10,000	10,000
Transfers in	-	254,599	254,599
Total Other Financing Sources/(Uses)	<u>-</u>	<u>264,599</u>	<u>264,599</u>
Net change in fund balances	-	92,016	92,016
Fund Balances - October 1, 2024	<u>-</u>	<u>12,982</u>	<u>12,982</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ 104,998</u>	<u>\$ 104,998</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Villages of Westport Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$709.19 for the General Fund and \$579.96 – \$1,154.48 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: \$1,266,734
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$5,750,000 Series 2005A Bonds due May 2035



To the Board of Supervisors
Villages of Westport Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 11, 2026



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Villages of Westport Community Development District
Duval County, Florida

We have examined Villages of Westport Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Villages of Westport Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Villages of Westport Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Villages of Westport Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Villages of Westport Community Development District's compliance with the specified requirements.

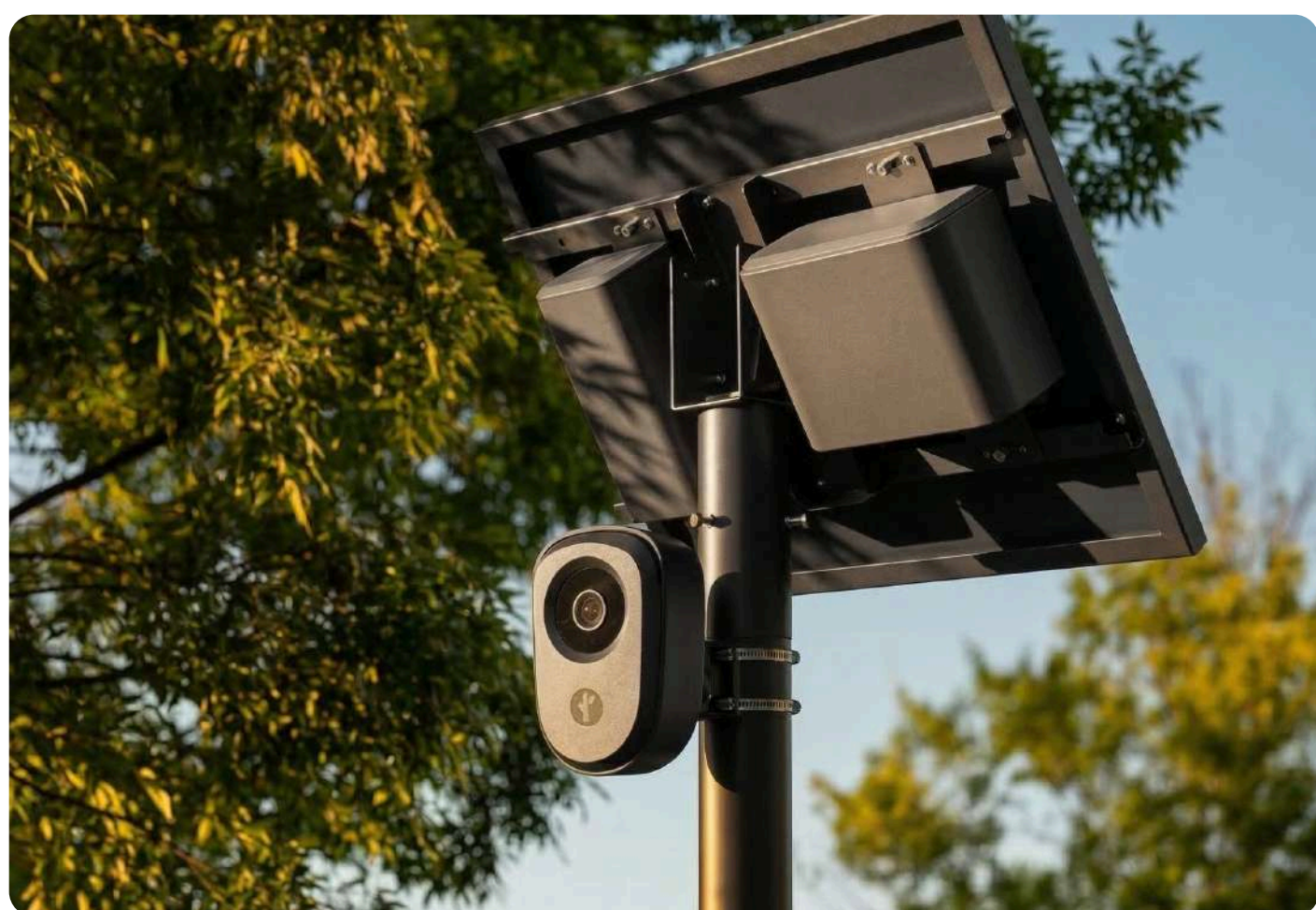
In our opinion, Villages of Westport Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 11, 2026



Flock's Camera Protection Plan



Keep your camera network ready for the unexpected

Flock LPR and video cameras are deployed where protection matters most – along roadways, across campuses, in parking lots, and throughout communities. When damage occurs, replacing the camera shouldn't become another project. The Camera Protection Plan helps restore your deployment quickly without unexpected repair costs.

Whether it's severe weather, a vehicle collision, construction activity, or vandalism, you'll know exactly what comes next.

Why It Matters

- ✓ **Keep operations moving**
 A damaged camera shouldn't slow your operations. Restore cameras quickly and minimize disruptions to your deployment.
- ✓ **Eliminate the unexpected**
 No surprise repair bills or uncertainty about what's covered. Just a straightforward path to repair or replacement.
- ✓ **Backed by Flock**
 The Camera Protection Plan reflects our commitment to supporting your deployment long after installation.

Simple Pricing

\$500 per camera, per year.

One predictable annual price. Coverage includes damage to Flock LPR and video camera hardware, poles, and solar panels. Plus, when purchased with new hardware, applicable implementation fees are waived.

HOLIDAY DECOR

— 2026 —



A CUSTOM DECOR PROPOSAL FOR

VILLAGES OF WESTPORT

JACKSONVILLE, FLORIDA

MOSCA

Design



ABOUT MOSCA DESIGN

Creating places people remember.

Commercial décor, banners and custom programs since 1981



Family-owned. Quality-driven. Nationally trusted.



We Decorate America for the Holidays!

OUR STORY

Founded in 1981, Mosca Design grew from a small Raleigh, North Carolina business into a nationwide leader in commercial décor, now headquartered in Youngsville, NC. Founder George Mosca remains President and CEO, carrying forward the commitment to quality, enduring products and exceptional service that shaped the company from the beginning.

Today, we help cities, communities, commercial properties and installation partners create environments that attract people and leave a lasting impression. Our work spans seasonal décor, large-scale installations, banners and custom programs—supported by experienced design guidance and dependable commercial-grade products.

Serving customers across all 50 states and beyond, Mosca combines national capability with the personal attention of a family-owned creative partner.

355 Park Avenue • Youngsville, NC 27596 • 800-332-6798 • moscadesign.com

Mosca Design Team

Local Contact:

Nina Scherotter | Sales Representative | nina@moscadesign.com | 804-724-9650



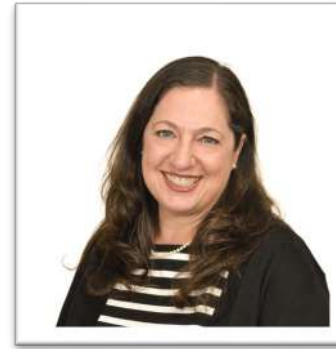
George Mosca

President



Joel Mosca

Vice President



Nina Scherotter

Sales Representative



Dan Dehler

RGB Programmer

Made in America

At our North Carolina-based factory, which has been proudly family-owned for three generations, we handcraft every product with exceptional skill and attention to detail.

Our commitment to American craftsmanship ensures unparalleled quality, durability, and longevity in every display we create.

Built to withstand the test of time, our products come with a 5-year warranty, and we stand by our work with dedicated support to help maintain these displays for decades.

When you choose our products, you're not just getting stunning designs—you're investing in superior, American-made excellence that lasts.



Commercial Grade Product

- Mosca Design has been in the commercial decorating business since 1981
- Product hand made in Hickory, NC
- 5-year warranty with life expectancy over 15 years
- Product can be refurbished
- Full Time Design Team
- Artists create design in CAD and checked by engineer prior to building
- Welders build frames by hand
- Displays are washed in chemical bath and powder coated
- Lights are applied by hand
- Displays loaded into storage boxes with foam and tied off ready to ship



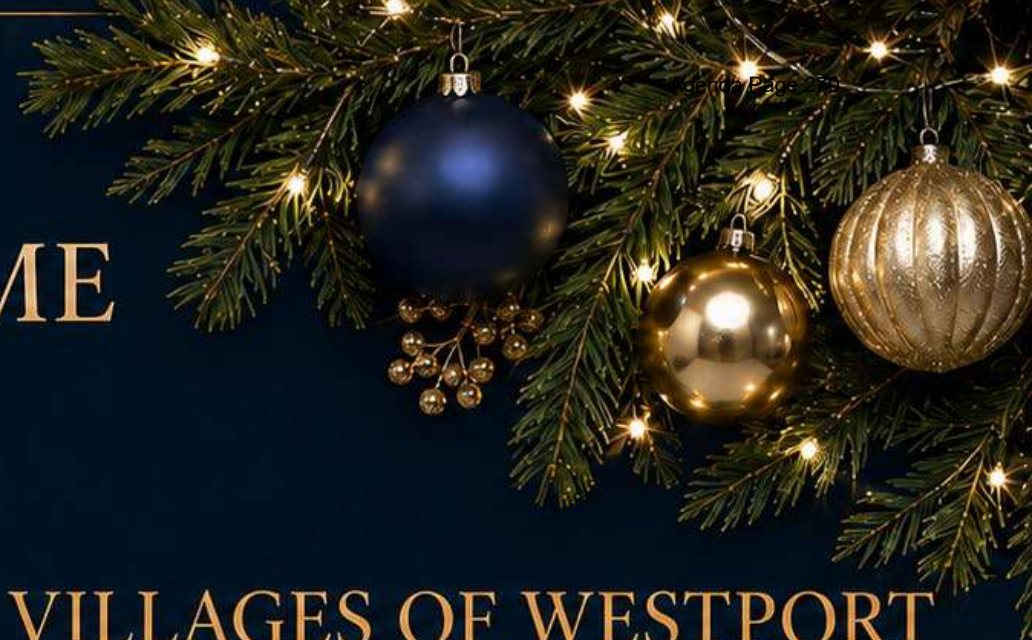
Notable Clients



Proud Member Of



OUR OBJECTIVE IS TO CREATE A WARM WELCOME FOR THE HOLIDAY SEASON



Our goal is to make each of the four community entrances and the amenities center feel warm, festive, bright, and welcoming for the holiday season. Thoughtfully selected commercial-grade décor will create a coordinated look throughout Villages of Westport and offer residents and guests a cheerful holiday welcome by day and night.

VILLAGES OF WESTPORT

JACKSONVILLE, FLORIDA



OVER 40 YEARS OF EXPERIENCE

Decades of expertise creating commercial holiday décor for communities, businesses, and public spaces.



FOUR WELCOMING ENTRANCES

Coordinated décor will give each community entrance a festive and inviting holiday presence.



AMENITIES CENTER

Seasonal accents will make this shared community space feel bright, cheerful, and ready for the holidays.



TAILORED DESIGN

Décor selected specifically to complement the character and architecture of Villages of Westport.



COMMERCIAL-GRADE QUALITY

Premium materials designed for lasting beauty, durability, and reliable outdoor performance.



ENTRANCE 1

VILLAGES OF WESTPORT

- (1) Lit Decorated Holiday Garland with Bows
- (4) Lit Decorated Wreaths with Bows
- 5mm Mini Lights in Tree and Landscaping



LIT DECORATED GARLAND



LIT DECORATED WREATH



RED VELVET BOW



ENTRANCE 2

DEVINSTON

(1) Lit Decorated Holiday Garland with Bows

(1) Lit Decorated Wreath with Bow



LIT DECORATED GARLAND



LIT DECORATED WREATH



RED VELVET BOW



ENTRANCE 3

CRESTON

(1) Lit Decorated Holiday Garland with Bows

(1) Lit Decorated Wreath with Bow



LIT DECORATED GARLAND



LIT DECORATED WREATH



RED VELVET BOW



ENTRANCE 4

KENISTON

(1) Lit Decorated Holiday Garland with Bows

(1) Lit Decorated Wreath with Bow



LIT DECORATED GARLAND



LIT DECORATED WREATH



RED VELVET BOW



AMENITIES CENTER

- (4) Palm Trees Wrapped with 5mm Mini Lights
- Warm White C7 Lights Along Building Perimeter
- (1) Lit Decorated Wreath with Bow



LIT DECORATED WREATH



RED VELVET BOW



SUB ENTRANCES

(3) Lit Decorated Wreaths with Bows



LIT DECORATED WREATH



RED VELVET BOW

FINANCIAL SUMMARY

VILLAGES OF WESTPORT | 2026 HOLIDAY DECOR | QUOTE #00006487

QTY	ITEM	UNIT PRICE	EXTENDED
1	60" Decorated Wreath - Amenities Center	\$895.00	\$895.00
10	36" Decorated Wreaths - Entrances & Sub Entrances	\$298.00	\$2,980.00
4	9' Lighted Decorated Garland	\$189.00	\$756.00
3	24" Red Velvet Bows	\$74.37	\$223.12
10	12" Red Velvet Bows with Gold Trim	\$37.26	\$372.61
4	Cases of Warm White 5mm Mini Lights (25 strings/case)	\$477.78	\$1,911.13
1	500' C7 Socket Spool - 6" Spacing	\$355.73	\$355.73
20	Bags of 25 Warm White C7 LED Lamps	\$25.65	\$513.00

QUOTED PRODUCT TOTAL

\$8,006.59

Shipping & handling and applicable tax are additional. Installation is not included and will be quoted separately by Frost Lighting.

Credit-card payments are subject to a 3.5% bank service fee.



VILLAGES OF WESTPORT
JACKSONVILLE, FLORIDA

THANK YOU

We appreciate the opportunity to present our vision
for the holiday transformation of **Villages of Westport.**

We look forward to the possibility of bringing
the magic of the season to your community.

LET'S MAKE THIS HOLIDAY SEASON
Unforgettable, Together.



355 Park Ave.
 Youngsville, NC 27596
 1 (800) 332-6798
www.moscadesign.com

Agenda Page 279

Created Date 8/29/2026
 Expiration Date 9/30/2026
 Quote Number 00006487
 Payment Terms 100% On Order
 Estimate ☐
 Firm Freight ☐

Prepared By Nina Scherotter
 Email nina@moscadesign.com

Contact Name Samantha Harvey
 Phone Number (904) 327-6465
 Email samantha.harvey@inframark.com
 Shipping Contact Name

Bill To Name Inframark c/o Villages of Westport
 Bill To Jacksonville, FL

Ship To Name Frost Lighting attn: Robert Frost
 PO # Location: Villages of Westport -- 6702 Sandle Drive, Jacksonville, FL 32219

Quantity	Product	Product SKU	Description	List Price	Discounted Item Price	Total Price
1.00	CUSTOM DECORATION	CD-1	5' Decorated Wreath Location: Amenities Center DW-60-LED-COTH 60" Decorated Wreath, Colors of the Holidays (Glitter-Free), Lit with Warm White 5mm Mini LED Lights	\$0.00	\$895.00	\$895.00
10.00	CUSTOM DECORATION	CD-1	Location: (4) Entrance #1 - Villages at Westport (1) Entrance #2 - Devinston (1) Entrance #3 - Creston (1) Entrance #4 - Keniston (3) Sub Entrances DW-36-DOFL-BOACOTH-NG 36" Decorated Wreath, Colors of the Holidays (Glitter-Free), Lit with Warm White 5mm Mini LED Lights	\$0.00	\$298.00	\$2,980.00
4.00	Colors Of The Holiday Garland - Lighted	DG-914-LED-COTH	Locations: (1) Entrance #1 - Villages at Westport (1) Entrance #2 - Devinston (1) Entrance #3 - Creston (1) Entrance #4 - Keniston	\$210.00	\$189.00	\$756.00

By signing above, purchaser agrees to all terms and conditions, and authorizes Mosca Design, Inc. to place order accordingly
THANK YOU FOR YOUR BUSINESS



			Lit with 100 5mm Warm White Mini Lights			
3.00	Holiday Red Velvet - 4 Loop Bow - 24" Bow w/ 26" Tails	FB-6-HRV	Locations: (2) Entrance #1 - Villages at Westport (2) Entrance #2 - Devinston (1) Amenities Center	\$90.70	\$74.37	\$223.12
10.00	Holiday Red Velvet w/ Gold Trim - 4 Loop Bow - 12" Bow w/ 14" Tails	FBGT-2-HRV	Location: (4) Entrance #1 - Villages of Westport (1) Entrance #2 - Devinston (1) Entrance #3 - Creston (1) Entrance #4 - Keniston (3) Sub Entrances For Wreaths	\$45.44	\$37.26	\$372.61
4.00	5mm LED - Warm White, 70L Green Wire - Standard Plug - Case (25x)	5mm-warmwhite-g-s-case	Location: Entrance 1: Villages at Westport Tree and Landscape Wrapping Amenities Center: Tree Wrapping	\$530.87	\$477.78	\$1,911.13
1.00	Bulk Socketed Spools, C7 Socket, 18 AWG, 500 Feet - White, spacing 6 in.	MD-68960	Location: Amenities Center Perimeter Lighting	\$395.25	\$355.73	\$355.73
20.00	C7 LED Lamps - Bag of 25, Warm White	MD-19065	Location: Amenities Center Perimeter Lighting	\$28.50	\$25.65	\$513.00

All orders paid with a credit card will include a 3.5% Bank Service Fee added to the final bill.

Shipping & handling are additional. Freight estimates available; final charges invoiced upon shipment.

Total Price	\$8,006.59
Grand Total	\$8,006.59

Accepted By:

Accepted Date:

RESOLUTION 2027-02

**A RESOLUTION DESIGNATING KARISSA ROBERTSON
AS ASSISTANT SECRETARY OF THE VILLAGES OF
WESTPORT COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, it is the desire of the Board of Supervisors of the Villages of Westport Community Development District to designate Karissa Robertson as Assistant Secretary.

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

1. Karissa Robertson is appointed Assistant Secretary.

Adopted this 19th day of October 2026.

Chairperson/Vice Chairperson

Secretary/Assistant Secretary



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 6, 2026

Villages of Westport Community Development District
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit the governmental activities and each major fund of Villages of Westport Community Development District (the “District”) as of and for the year ended September 30, 2026, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ended September 30, 2026, and thereafter if mutually agreed upon by Villages of Westport Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



Villages of Westport Community Development District
October 6, 2026
Page 2

2. Consider the entity's system of internal control 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants P.L.

Villages of Westport Community Development District
October 6, 2026
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where fraud could have a material effect on the financial statements;
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others;
4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and
5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants P.L.

Villages of Westport Community Development District
October 6, 2026
Page 4

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. 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;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and
 - d. Unrestricted access to persons within the District from whom we determine it is necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.



Villages of Westport Community Development District
October 6, 2026
Page 5

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter; and
3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.



Villages of Westport Community Development District
October 6, 2026
Page 6

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with U.S. GAAP, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;
3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.



Villages of Westport Community Development District
October 6, 2026
Page 7

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ended September 30, 2026 will not exceed \$4,950 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.



Villages of Westport Community Development District
October 6, 2026
Page 8

Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of secure collaboration sites to ensure the safe transfer of data between the parties. Notwithstanding the foregoing, the parties' obligations under this section are subject to applicable public records laws.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies and applicable public records laws and retention requirements.

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.



Villages of Westport Community Development District
October 6, 2026
Page 9

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants P.L.

Villages of Westport Community Development District
October 6, 2026
Page 10

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.



Villages of Westport Community Development District
October 6, 2026
Page 11

Public Records

We shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Engagement Letter;
2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Engagement Letter if we do not transfer the records to the District; and
4. Upon completion of this Engagement Letter, transfer, at no cost to the District, all public records in our possession, or keep and maintain public records required by the District to perform the service or work provided for in this Engagement Letter. If we transfer all public records to the District upon completion of this Engagement Letter, we shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If we keep and maintain public records upon completion of this Engagement Letter, we shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format compatible with the District's information technology systems.

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O INFRAMARK LLC, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607; TELEPHONE: (813) 873-7300; EMAIL: publicrecords@azuria.com



Villages of Westport Community Development District
October 6, 2026
Page 12

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

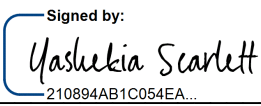
Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Confirmed on behalf of the addressee:

Signed by: 
Sign: 210894AB1C054EA...

Title: Chairperson

Date: 10/9/2026

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

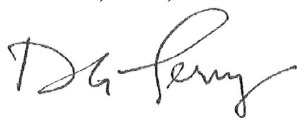
Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.



DG Perry