

Waterstone

Community Development District

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http://www.waterstonecdd.com

Colton Case – Chairman

Joann DeRosa – Vice Chair

Robert Frien – Assistant Secretary

Richard Johnson – Assistant Secretary

November 12, 2026

GMS
Governmental
Management Services

Waterstone

Community Development District

Revised Meeting Agenda

Seat 1: Colton Case – (C.)	
Seat 3: Joann DeRosa – (V.C.)	
Seat 2: Robert Frien – (A.S.)	
Seat 4: Richard Johnson – (A. S.)	
Seat 5: Open Seat	

Thursday
November 12, 2026
11:00 a.m.

W Executive Suites, LLC
1860 SW Fountainview BLVD, Suite 100
Port Saint Lucie, FL 34986986
Join the Meeting Now
Meeting ID: 263 460 512 153 7 and Passcode: K4TJ7En9
1 872-240-4685 and Phone Conference ID: 836 332 294#

1. Roll Call

2. Organizational Matters
   A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2028)

   C. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**

   D. Election of Officer(s) – Resolution – **Page 5**

3. Approval of the Minutes of the August 13, 2026 Meeting – **Page 7**

4. Consideration of:
   A. **Resolution #2027-01** Fiscal Year 2026 Budget Amendment – **Page 50**

   B. **Resolution #2027-02** Project Completion Resolution for Series 2007b Project and Series 2018 Project **– Page 56**

5. Approval of:
   A. Updated Proposal with All Florida Security Services, Inc. – **Page 64**

   B. Speed Limit Sign Proposals:
      1) Forsite - $12,310.64 with Installation – **Page 75**

      2) FastSigns - $12,868.79 with Installation – **Page 77**

   C. No Fishing Signs Around All Lakes:
      1) FastSigns: $4,044.76 with Installation (20 Signs) – **Page 78**

   D. Gate Entry Signage Options:
      1) FastSigns: Aluminum Entrance Sign - $1,145.98 – **Page 79**

      2) FastSigns: Tip N Roll Portable Entrance Sign - $758.98 – **Page 81**

   E. Gym Treadmill: – **Page 83**
      1) Platinum Fitness Equipment LLC - Spirit Treadmill - $3,595.00

      2) Platinum Fitness Equipment LLC - BodyCraft Treadmill - $4,395.00

F. A/C Clubhouse Replacement Proposal
   1) Campbell Cooling - $50,670.00 (3 Lennox A/C Units and New Ductwork) – **Page 84**

6. Ratification of:
   A. **Resolution #2026-10** Election of Officers – **Page 86**

   B. Agreement with Maid in Paradyse, LLC – **Page 90**

   C. Agreement with Elite Holiday Décor, Inc, d/b/a Elite Christmas Lighting – **Page 98**

   D. Agreement with Justintime Painting, LLC – **Page 109**

   E. Agreement with Atlantix Structural, LLC – **Page 122**

   F. Agreement with Solitude Lake Management, LLC – **Page 129**

   G. Amended and Restated Agreement between Waterstone Community Development District and Solitude Management, LLC, for Lake Maintenance Services – **Page 137**

   H. Invoice Number: 14213913 with St. Moritz Security Services, Inc. – **Page 160**

7. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager – Monthly Report – **Page 161**

   D. Manager
      1) Discussion of Designation of District Records Office W Executive Suites, LLC. 1860 SW Fountainview Blvd, Suite 100, Port Saint Lucie, FL 34986

      2) Reminder to Complete Annual Ethics Training by December 31, 2026

8. Financial Statements
   A. Approval of Check Run Summary – **Page 166**

   B. Acceptance of Unaudited Financials – **Page 179**

9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.waterstonecdd.com

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Waterstone Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Waterstone Community Development District, _____County, Florida**.

Signature: _____

Mailing Address: _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 202__-___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Waterstone Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Waterstone Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 202__.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

_____
Print name:_____
Chairman / Vice Chairman

_____
Print name:_____
Secretary / Assistant Secretary

MINUTES OF MEETING
WATERSTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterstone Community Development District was held on Thursday, August 13, 2026, at 11:00 a.m. at 1860 SW Fountainview Blvd., Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Colton Case	Chairman
Joann DeRosa	Vice Chairman
Robert Frien	Assistant Secretary
Richard (Rick) Johnson	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Monique Lesnansky	Governmental Management Services
Kirsten Mood	District Counsel (by phone)
Angel Camacho	Alvarez Engineers
Several Residents	

FIRST ORDER OF BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation Letter from Ms. Susan Hofman

Ms. Hinz Philippi: The next item would be organizational matters, so the first item would be acceptance of resignation letter from Mr. Susan Hofman on page 5. I need a motion to accept her resignation letter.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, accepting the resignation letter from Ms. Susan Hofman was approved.

B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #4 and Seat #5 (11/2028)

C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi: The next item would be consideration of appointment of Supervisor to the unexpired term of office for seat #4 and #5. Do we have anyone to appoint at this time?

Mr. Case: I'd like to make a motion to appoint Rick Johnson to seat #4.

Ms. Hinz Philippi: Ok.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, appointing Rick Johnson to fill the unexpired term of office for seat #4 was approved.

Ms. Hinz Philippi: Alright, so Rick I'm going to read the oath of office, and if you would just state your name, and at the end say I do, so "I".

Mr. Johnson: Richard Johnson.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Waterstone Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Waterstone Community Development District, St. Lucie County, Florida.

Mr. Johnson: I will.

Ms. Hinz Philippi: Alright, thank you. So, Rick in going to be in seat #4 and we just received his oath of office.

D. Election of Officer(s)

Ms. Hinz Philippi: So, since we did that we need to do the election of officers. For now we have Colton as the chairman, and Joann as vice chairman, and Bob as an assistant secretary. If you guys would like to keep the current slate of officers, we could just add Rick as an assistant secretary, if that sounds good you can just make a motion.

Mr. Case: I'll make a motion to put him in as an assistant secretary.

Ms. Hinz Philippi: Alright, and then of course we keep all the other officers the same like the secretary as Paul Winkeljohn, and then our treasurer is Patti Powers and assistant treasurer is Sharyn Henning so that's just for the record.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, Election of Officers, keeping the existing officers the same and adding Rick Johnson as an assistant secretary as stated on the record was approved.

Ms. Hinz Philippi: So Rick, our office now, everything we do when we have a new person on the Board, we do a resolution so we have that by resolution with all the names of the officers and all the positions, so we're going to send this resolution for you to sign and I don't have a resolution number for it right now but, we'll give it a resolution number and then we can ratify it at the next meeting. I just wanted to let you know that because we're doing this as a process just so we have it by resolution all the names because sometimes we have to send this to other offices and they ask who are the Board members and it's good to have it on a resolution.

Mr. Case: Ok.

A resident: I have a question, is he a resident because it's regarding the seats on the Board that's why I'm asking because we had a homeowner just resign.

Ms. Hinz Philippi: Yes.

A resident: So, how do one of us get on the Board?

Ms. Hinz Philippi: The current Board has to appoint a resident.

A resident: So, how do you pick the resident to appoint to the Board?

Ms. Hinz Philippi: With the general election there's a qualifying period which was in June.

A resident: Yes, I understand.

Ms. Hinz Philippi: So, when that happens you go to qualify and then you run on the ballot in November and then if you qualify and you are unopposed then you get the seat. If you have somebody running against you then you're going to be on the ballot.

A resident: Right, I understand that part but, that has already passed by.

Ms. Hinz Philippi: Yes, and that is the process for the general election seat, or a seat that is open. Right now that is appointed by the Board, if you want to run without the

Board appointing someone it's through the general election but, right now with the seat open the Board has to appoint.

A resident: Right, and my question is how does the Board chose a resident to appoint is my question.

A resident: I just want to know who he is because I don't even know this man, I'd like to know who he is.

Mr. Case: And likewise before we appoint a seat we like to meet and know each other.

A resident: And that's why we were asking, I mean we're the two residents that have kind of been there at the meetings, organized town halls for the residents, obviously we ran when we had HOAs and all of those situations that go on. So, that's what we're asking because there's an open seat so how does, for example, how as Sue Hofman picked to be on the Board, she didn't run, she was picked.

Ms. DeRosa: She was interviewed by David Johnson wasn't she?

Mr. Case: Yes.

A resident: Right, so that's what we're asking when you have two residents that are always involved.

Mr. Case: I don't recall meeting you before.

A resident: I've been at every single meeting.

Mr. Case: You've been at every one?

A resident: Yes, she been every time.

A resident: Yes

Mr. Case: Ok.

A resident: Yes, I've been at every single one and every single HOA meeting.

Ms. Hinz Philippi: Yes, but this is a CDD not HOA.

A resident: No, I know it's two different things, I absolutely understand that it's two separate entities.

Ms. Hinz Philippi: So they pick the person at the pleasure of the Board, and usually the Boards ask for like a resume of the person.

A resident: You should have all of that on file because I've been on file from the HOA.

Mr. Case: Ok so we'll review it, I mean we would obviously like to get another homeowner on the Board.

A resident: Is he a homeowner?

Mr. Case: He's the production manager for Adams Homes as well.

A resident: Ok, and I know she's a resident, right correct?

A resident: Yes, that's Joann.

Mr. Case: So, I want to make sure to get your name.

Ms. Hinz Philippi: I'll give her my card so she can send her resume, if they want to send resumes they can send it to me, and I'll forward it to you and then the Board next time can review it and see if they want to appoint somebody.

Mr. Case: Ok, let's do that.

A resident: I appreciate that.

Ms. Hinz Philippi: Alright.

THIRD ORDER OF BUSINESS Approval of the Minutes of the April 9, 2026 Meeting

Ms. Hinz Philippi: So, the next item would be the approval of the minutes of April 9, 2026 meeting. If you have any additions, deletions or corrections I can take those, if not, a motion to approve would be in place.

> On MOTION by Mr. Frien seconded by Mr. Case with all in favor, the Minutes of the April 9, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of Resolution #2026-03 Resetting the Budget Hearing

Ms. Hinz Philippi: The next item would be resolution #2026-03, this resolution is just resetting the budget public hearing because we did not have a quorum so we have to reset the public hearing for today, so that's just a resolution that does that. I need a motion to approve.

> On MOTION by Mr. Frien seconded by Ms. DeRosa with all in favor, Resolution #2026-03 resetting the budget hearing was approved.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: The next item would be a motion to open the public hearing.

Mr. Frien: Do you need a motion for that?

Ms. Hinz Philippi: Yes.

> On MOTION by Ms. DeRosa seconded by Mr. Case with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi: The next item would be public comment and discussion. Do we have any public comment on the budget?

A resident: Yes, just a couple of questions on the assessments because people are like losing their minds.

Ms. Hinz Philippi: On the budget.

A resident: Yes, I know, do you have any questions.

A resident: I think the biggest thing is that people received letters about the assessments when they were originally addressed that due to the freeze we were not going to be assessed or have to pay replace all the plants and shrubbery and now something happens so everybody is being assessed to do so.

Mr. Case: That is a HOA matter I can say that, can I speak to this at all in this meeting?

A resident: Well, if that's a HOA but, I think that it's because, I think the confusion is coming in because it's a community shrubbery and things.

Mr. Case: Are you in the villas section?

A resident: No, I'm not in villas, I'm on the K. Hovanian side.

Mr. Case: So, that should only apply to the villas section.

A resident: I don't think that it was very clear.

Mr. Case: Right, so it's not all the homes, it's just the villas.

A resident: Ok but I think the way that it was addressed to everybody it made it seem like that all of us were getting assessed for everything that had died during the freeze.

A resident: Right, it seemed that we're responsible for that.

A resident: Yes, and when it went out, it specifically addressed Adams, it didn't even include K. Hovanian but this is what the big uproar is about, like literally even today they're seeing all the palm trees going into the development area and everything and we haven't had a meeting on this and why is this going in, and all of that. We understand the difference between HOA and the CDD but a lot of the residents do not, but it's a Community Development District means the community itself, so all of what had died during the freeze they're looping it all into one.

Ms. Hinz Philippi: So, people need to inform themselves too, we did have Monique there for more hours on the clubhouse to be addressing things and we had a meeting with Kalin from the HOA and also as to have her information and our information so people understand what each one does. The CDD cannot take a hit for what the HOA is doing and vice versa, like if you look at your assessments they are not late so that's CDD, so that's on your tax bill and it's the Non Ad Valorem, so when people say, oh we're being assessed, you're not, there's no increase on your assessment so that's CDD, so we're not increasing it. So, if you see everything is like zero, zero, zero and there's no increase here, so we did not increase.

Mr. Johnson: But I think the initial confusion of the management company is they thought that they would be responsible for shortfalls in the budget but, the dead palms is not a budgeted item so therefore it wasn't something that Adams was response for. So, I didn't see Kalin's exact communication but, that's probably where the misunderstanding stems from but, it is for the townhomes section.

Mr. Hans: And they do have their own specific HOA just for the townhomes.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Frien: So, some of the confusion with the residents is they would rather just ask and complain than learn and study the facts, they just would rather pass the buck and say this doesn't feel right, and don't want to take the time to understand the difference. So, in your single family home there is no budget for landscape replacement, it's your house, it's your lot, in the villas there is that kind of a budgeted item and when a non-budgeted event happens, there's a cost and that cost has to be recouped either by billing or by assessment.

A resident: The only thing I hear about from the villas honestly and mostly is their waterfront property, the owners are really upset with the, if you go drive by there right now, it looks pretty bad right now, that's the constant complaint I hear from the villas over there is waterfront is absolutely atrocious right now. There's no water honestly, if you go look, from the little bit of rain that we've had recently it's helped a little bit but, it's very dry, there was one point that it was so dry there was no water.

Mr. Frien: Right, that's just part of the natural occurrence, it's retention.

Ms. Hinz Philippi: Yes, it's call a retention pond.

A resident: Yes, I went and studied that.

Mr. Frien: And there's no way to change that.

A resident: And more of the complaint was just the grass in the middle right now is super high and then the sides are really low, so they were just complaining that could be like a little bit more pleasing looking if you know what I'm saying.

Mr. Frien: Under the restrictions of South Florida Water Management, they're not allowed to touch that, that's God and nature and it stays the way is it and it's good sometimes and it's not so good sometimes. There is some lake maintenance under contract with the CDD but, that's usually lake bank maintenance between the property corner and the edge of the lake itself.

A resident: I'm just asking because I have tons of family that lives in Tradition and a lot of that is fake as well, how do they get away with where they keep everything immaculate.

Mr. Johnson: They may have feeder wells.

Mr. Hans: Well, right now there's new B-Map standards for St. Lucie County which they're working on lowering the nitrogen level that's going into the St. Lucie River. Tradition is going to have to start doing some plantings to put the natural Florida aquatic plants back into their lakes to meet those B-Map standards. On our end we kept our lakes with the natural Florida aquatic issue, that was the recommendation that we received and also with how shallow the lakes are, if we were to remove those or burn them back, you'd be looking at mud flats as well which I would much rather look at some grass than a giant puddle of mud.

A resident: I understand what you're saying, I just know the conflict that we've both heard is the grass in the middle of the pond is way higher than the sides because you guys have been maintaining it and it's looking good, but now in the middle is like super high.

Mr. Hans: Well, there's two different types of that spike rush as well, there's regular spike rush and then there's bull rush, that lake has bull rush in it, the one specifically surrounded by the townhomes, that's why spike rush is so much taller in the middle. There are some invasives, and Solitude has been working on treating invasives that were part of that group but, they're avoiding the bull rush and the spike rush in that area, so it is still going to have a good clump of grass out there.

Ms. Mood: And Andressa, sorry to jump in I just kind of want to point out, we've got at least one other public hearing for adoption of the rules to get through today, and we do have that space for public comment about things not on the agenda, so if we could keep the comments to line items in the budget and get through our public hearing before we get too far off, so just try to be mindful of everyone's time.

Ms. Hinz Philippi: Yes, alright thank you.

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Hinz Philippi: Yes, alright thank you. Alright, so with that, does the Board have any discussion on the budget?

Mr. Frien: I make a motion to approve the budget.

Ms. Hinz Philippi: Alright, so I hear a motion to approve resolution #2026-04 the annual appropriation resolution for the Waterstone Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027, authorizing budget amendments and providing an effective date.

> On MOTION by Mr. Frien seconded by Mr. Case with all in favor, Resolution #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi: The next item would be resolution #2026-05 that's the resolution to levy the Non Ad Valorem Assessments I need a motion to approve that. This is just the resolution that allows us to levy the assessment and has the agreement with the Tax Collector.

Ms. Mood: And Andressa before you to take the vote, if there is any further public comment on the assessments we want to make sure we get to that.

Ms. Hinz Philippi: Yes, and we didn't have any on the assessments.

Ms. Mood: Ok, so those were other items.

Ms. Hinz Philippi: Yes.

> On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi: I need a motion to close the public hearing.

> On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, opening the Public Hearing was approved.

SIXTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: Alright, I need a motion to open the public hearing for the rules.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi: Now we have public comment and discussion for the rules. Kristen, I do not recall if we saw the changes that we talked about, did you look at that Matt, the changes that we requested to be included?

Ms. Mood: These are all updated from our last meeting, we added let's see, lewd and lascivious behavior, prohibition to the amenity facilities policies, additional items on the pool that Matt requested are there any other that I'm missing?

Mr. Hans: That should be it then, she got the items we requested for the pool and the other stuff, so yes.

Ms. Hinz Philippi: Ok, so basically inappropriate behavior that we listed.

Ms. Mood: Yes, that's all of it.

Mr. Hans: Yes, and I don't see it but we got the stuff about the food as well, correct?

Ms. Mood: That's it, yes.

Mr. Hans: Ok, perfect.

Ms. Hinz Philippi: Alright, good. So, are there any public comments on the rules?

A resident: What is the new rule about the food?

Mr. Hans: So, we're limiting it to light snacks at the pool because people were making a mess with their pizza and cupcakes and whatever else they're eating up there, so we're limiting it to just crackers, fruits, water, juice.

A resident: That makes sense.

A resident: It does make sense, it's not right for the ones that have done the right thing and clean up and have birthday parties and all of that down there, there's always one person that ruins it for everybody else, that's how it works.

Ms. Hinz Philippi: Yes, and they do leave a big mess so that's not right.

Mr. Hans: And you still the area outside of the pool by the grill that can be used.

A resident: So it's just within the enclosed pool area, ok.

Mr. Hans: Yes.

Ms. Hinz Philiippi: Yes, because of the pool deck and you don't want those things running into the pool because we have pavers at the pool.

Mr. Hans: Right and the pavers are porous, it gets all the sauces and food debris stuck in it.

Ms. Hinz Philippi: Right and then we have to pressure wash, and also we did include some inappropriate behaviors.

Mr. Frien: And that meant signage and is there like a guard at night?

Mr. Hans: We have the guard there Friday, Saturday and Sunday until the pool closes but, we don't have anybody there at night.

Mr. Frien: Ok, and do they lose privileges and what is the punishment?

A resident: Is there cameras? That's the biggest thing are we catching who's doing this.

Ms. Hinz Philippi: Yes, we have cameras we installed, and we send the letters to people that are doing inappropriate behaviors.

A resident: Good.

Mr. Case: Ok, so we need a motion here?

C. Consideration of Resolution #2026-06 Rules of Procedures

Ms. Hinz Philippi: Yes, so I need a motion to approve resolution #2026-06 these are the rules of procedure and Kristen do you want to just talk quickly about that one?

Ms. Mood: So your rules of procedures this is our firm's standard form that we adopt at all of our Districts, the initial section governs the scheduling and governments order of proceedings of your standard meeting, which they're already complying with. It talks about the rules and procurement and everything has been updated to be in line with the latest and greatest of Florida Statutes and particularly in Chapter 120 and Chapter 190 that governs rules for Community Development Districts. So if any questions about this I'd be happy to help, otherwise we'd be looking for a motion.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, Resolution #2026-06 Rules of Procedures were approved.

D. Consideration of Resolution #2026-07 Amenity Facility Policies

Ms. Hinz Philippi: The next item would be resolution #2026-07 that's the amenity facility policies. This is what we were talking about a couple minutes ago, I need a motion to approve.

> On MOTION by Mr. Frien seconded by Ms. DeRosa with all in favor, Resolution #2026-07 Amenity Facility Policy was approved.

E. Consideration of Resolution #2026-08 Common Area Pond and Enforcement (Trespass) Rule

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-08 common area pond and enforcement or trespass rule. Do you want to give an explanation on that?

Mr. Hans: This is the laws of trespassing for fishing around the lakes, correct?

Mr. Case: Yes.

Mr. Hinz Philippi: Kristen?

Ms. Mood: Yes, that's pretty much it and if we could approve it in substantial form I found a typo on here, we've got the wrong entity as District manager but we can get that fixed but, it's our standard common area pond enforcement rules, the letter that requests trespass enforcement from the county and then a waiver and release form for those individuals who will be seeking a trespass on behalf of the District and stating their age and so forth, just making sure we have the ability to keep folks from fishing at the pond, trespassing over the pond, keeping folks out places that they shouldn't be and where wildlife and especially alligators may be in existence.

Ms. Hinz Philippi: Alright, thank you. I need a motion to approve resolution #2026-08 in substantial final form.

A resident: May I ask a question?

Ms. Hinz Philippi: Just one second.

> On MOTION by Mr. Frien seconded by Mr. Johnson with all in favor, Resolution #2026-08 common area pond and enforcement (Trespass) Rule in substantial final form was approved.

Ms. Hinz Philippi: So, let me go through our agenda and then you ask your question because we have too many items.

A resident: Ok, no problem.

F. Consideration of Resolution #2026-09 Parking/Traffic Enforcement Rule

Ms. Hinz Philippi: The next item would be resolution #2026-09 and Kristen this one is the parking enforcement, is this one in substantial final form so when we are able to get the items we need as if you did the agreement?

Ms. Mood: That is correct, that we've got rules in place that mirrors what's going on in the county as far as parking enforcement, so just readopting all of the standard rules that apply within the county adopting parking restrictions for the amenity and your CDD designated parking spots providing for towing authority and the ability to tow, we've got a utility company on contract and then also for the county to do enforcement on the roads which they've agree to do provided that we get all of the signs posted so that the roads are in conformance with the manual are in uniform traffic control devices, we need a signed affidavit engineer's certification from our engineer to get that done and so the signs have to be posted in accordance with his design plan in order for us to get that finished, so that's for your approval.

Ms. Hinz Philippi: Ok, alright. I need a motion to approve resolution #2026-09.

> On MOTION by Ms. DeRosa seconded by Mr. Case with all in favor, Resolution #2026-09 Parking/Traffic Enforcement Rule was approved.

G. Motion to Close the Public Hearing

Ms. Hinz Philippi: The next item would be a motion to close the public hearing.

> On MOTION by Mr. Frien seconded by Ms. DeRosa with all in favor, closing the Public Hearing was approved.

SEVENTH ORDER OF BUSINESS Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Hinz Philippi: The next item would be consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026. At the last meeting we did have the audit selection committee meeting to pick the audit firm, so I need a motion to approve the engagement letter.

> On MOTION by Mr. Johnson seconded by Mr. Case with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

B. Terminating Cleaning Services Agreement with Crystal Clean Team

Ms. Hinz Philippi: The next item I want Monique to talk about it, and at this time I'll let her talk but, we have Nick that is our janitor and he's doing great, he's been amazing but, during the weekend we have Sunday and Monday are his days off and we have cleaning company and Monique has been looking up services and then she reached out to me and said, hey can we get other proposals, so go ahead Monique.

Ms. Lesnansky: Yes, the current one unfortunately is not performing, he's supposed to come every Sunday and Monday and they're only coming in on Mondays. So I pulled up their FOB access ever since April they have not been performing and we've been paying them diligently.

Mr. Frien: So we have a new proposal?

Ms. Hinz Philippi: Yes, we do have that, I have a proposal for cleaning services.

Mr. Frien: Have we vetted them? Did we ask for a reference and called another property that they're maintaining?

Ms. Lesnansky: Yes, they mainly do Air B&Bs and they do another commercial property in Stewart but yes.

Mr. Frien: Ok.

Ms. Hinz Philippi: But she is a resident, the person that is the owner is a resident in the District, so I think in two ways she wants that to look good.

Mr. Frien: What is the company?

Ms. Lesnansky: Maid in Paradyse.

Ms. Hinz Philippi: So basically the person who lives there wants that to look good, and the other thing that is an advantage I think that she's right there, so maybe that would be a great addition too but, it's the Board's decision, I think it's a smart choice.

Ms. DeRosa: So it was his responsibility just to take care of the pool area and inside on those two days?

Ms. Lenansky: Yes, the children's room, the clubhouse, the bathrooms, the pool area and the gym and the card room.

Ms. DeRosa: Ok.

Ms. Hinz Philippi: So Kristen, I just wanted to check with you because since the vendor was not performing in accordance with our agreement can we terminate them for cause?

Ms. Mood: So, yes, to some length a termination for cause is appropriate, of the top of my head I don't recall what this agreement and its terms are to be able to tell you what the list period is.

Ms. Hinz Philippi: Because usually for us it's 30 days notice.

Ms. Mood: For cause it could be immediate, I just don't know what's actually written in that particular agreement.

Ms. Hinz Philippi: In our agreement it's 30 days because it's always 30 days and I make sure we have 30 days there but, my intention was if they are not performing I don't want to hang on to that 30 days more.

Mr. Frien: If you put them on notice it's just going to get worse the next 30 days.

Ms. DeRosa: Yes.

Ms. Hinz Philippi: So what I mean with that, if we can terminate for cause we can just send a letter tomorrow and then work on getting the agreement with the new person until the next weekend.

Ms. Mood: Yes that's sounds good, and in fact are not clear terms in this agreement about termination, there is indemnification and then there's a contract, their insurance, so nothing specifying a termination period from what I see on file and they're Crystal Clean right?

Ms. Hinz Philippi: Yes.

Mr. Case: Yes.

Ms. Mood: So, I say go for it.

Mr. Case: Ok.

Ms. Hinz Philippi: Ok so are you comfortable with this new proposal that we have?

Ms. DeRosa: I am.

Ms. Lenansky: it's the same exact one.

Ms. Hinz Phlippi: And also we have in all of our agreements a 30 day clause of termination.

Ms. Mood: Well I see two agreements here Andressa, one is yours, Crystal Clean Team that was dated August 4, 2021 and then you entered a second agreement on September 1, 2023 for the amenity center, it's not clean to me the scope on that first agreement, it's clubhouse cleaning.

Ms. Hinz Philippi: It's the same.

Ms. Mood: Alright, so the second agreement does have without cause a 30 day termination but, it doesn't specify the length of time so I think immediate is just fine under the terms of this agreement.

Ms. Hinz Philippi: Ok, thank you.

Mr. Case: I'll make a motion to terminate the agreement with Crystal Clean Team.

Ms. Hinz Philippi: And this is termination for cause.

Mr. Case: Yes, effectively immediately.

Ms. Hinz Philippi: Yes.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, terminating the current clubhouse cleaning agreement with Crystal Clean Team for cause effective immediately was approved.

C. Proposal for New Cleaning Services

Ms. Hinz Philippi: The next item is this Made in Paradyse proposal, do you want to talk about the proposal, how much they're charging?

Ms. Lenansky: It's the same exact amount, it's $100 per service, so whatever months they are it comes out to $900 per month.

Ms. DeRosa: And how many days it in the week?

Ms. Lenansky: The same, Sunday and Monday.

Ms. Hinz Philippi: Ok, and they will take out the trash and all of that.

Ms. Lenansky: Yes, take the trash and clean up.

Ms. Hinz Philippi: Ok, so let's work on this agreement that we're looking at, work with Kristen.

Ms. Lenansky: Ok.

Ms. Hinz Philippi: We're going to put in the 30 day termination of course, and then let's make a list of like the role that this person has to have, like the scope of work.

Mr. Case: Yes, the scope of work, the services that are in here.

Ms. Hinz Philippi: Well, you can approve the proposal but then she's just going to work on the agreement for us, so this is not the agreement, this is just a proposal, so we approve the proposal and Kristen is going to work on an agreement, this is just the proposal that's going to be attached to the agreement.

Mr. Case: I'll make a motion to approve the proposal.

> On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, accepting the proposal from Maid in Paradyse for clubhouse cleaning for the amount of $100 per service was approved.

EIGHTH ORDER OF BUSINESS — Approval of Contract for Exterior Commercial Painting Services with Justin Time Painting, LLC

Ms. Hinz Philippi: The next item would be, and we have a proposal for painting of the exterior of the clubhouse, do you want to give us a little bit of information on them Monique?

Ms. Lenansky: They're just coming out and they're going to paint the exterior of the clubhouse, they're going to spray it all down, they're going to wipe it all down and then they're going to prime it, and then paint it.

Mr. Case: Ok.

Ms. Hinz Philippi: So this was requested by you, right Colton?

Mr. Case: I'm sure it's one of the things we talked about, yes because it needs to be done, I just want to see the proposal and review it for a second.

Ms. Lenansky: Yes, sure.

Mr. Case: So, that's on page 233.

Ms. Lenansky: Yes, 233.

Mr. Case: Ok, it seems like a fair price, they're supplying paint, ok I'll make a motion to approve the painting bid contingent on that they warranty the workmanship for 1 year, oh it says 2 years, ok, so I'll make a motion to approve.

Ms. Hinz Philippi: And how much was that?

Mr. Case: It's $5,605.54 to repaint the clubhouse, including paint.

Ms. Hinz Philippi: Ok.

> On MOTION by Mr. Case seconded by Mr. Frien with all in favor, accepting the proposal from Just in Time Painting for exterior commercial painting in the amount of $5,605.54 was approved.

NINTH ORDER OF BUSINESS Approval of Landscape Services Proposals/Estimates

A. Down to Earth Landscape & Irrigation
B. Defined Cuts Lawn Maintenance & Janitorial Services
C. Greenland Nursery East, Inc.

Ms. Hinz Philippi: The next item would be discussion on landscape services proposals. We have three landscape companies that responded to our RFP for landscape of the whole District. Down to Earth is our current vendor, we have Defined Cuts, and we have Greenland Nursery. Do you want to talk about them Monique, particularly what you see from the companies and what they are offering differently from each other.

Ms. Lenansky: So, the Greenland I'm not really sure but, the Down to Earth is our current one they are proposing I want to say $11,000 with a gift certificate of $3,000 saying, whatever I want them to do if they miss a spot or something have them come out and mow. Then Defined Cuts he comes in, his name is Vincent, he comes into the clubhouse about every other day requesting this business, and I think theirs is $20,000.

Mr. Hans: Him and Greenland their proposals were within a couple of hundred dollars of each other. Down to Earth came in significantly cheaper, they were around $11,000. Currently we pay around $18,800 somewhere in that range, I think that's the exact number if I remember correctly, so us switching to one of these other service providers would be an increase in landscape maintenance costs but, it should also lead to an increase in level of service. Greenland is also extremely motivated to pick up this property as well but, I believe Defined Cuts is who is doing the townhomes as well from my understanding.

Mr. Case: Right but he has a hard time keeping up with what he's got.

Mr. Hans: Got it.

Mr. Case: And Down to Earth is not good.

Mr. Hans: They're not a viable option.

Mr. Case: I would rather, my personal opinion, I think it's better to spend $15,000 or $20,000 and get what you pay for than waste $11,000 and not accomplish what needs to be accomplished and so part of me wants to approve a counter offer on the $20,000 bid and approve it for hey, if you can do it for this and match the Down to Earth amount and see if they take it. Is that something we can do?

Ms. Hinz Philippi: You can do whatever you want and Down to Earth is doing half of the job and you have to pay your crew if you want them to show up. So, if you're looking for price you're not going to get quality, it doesn't matter that you cannot get a good price but the price is usually, if you look at them, you're going to have people matching like the same level of service with a little bit of difference here and there on the prices, so they kind of like equal each other out because they're going to offer some things that are less, some things that are more inside of their bid. What happens when you go too low and the guy cannot make that and they are offering to be on the property every single day, that really increases it.

Mr. Hans: What I think as well is both companies that provided us with serious bids came in around the exact same price, so I do think that is probably what they think they need to actually perform at the level of service that we're looking at. I think Down to Earth is an outlier with their pricing, they're in a volume game, they want as many properties as possible, they don't really care about losing them, they're there, they acquire as many properties and then we sell landscaping install is their business model, so their pricing doesn't necessarily accurately reflect what we would need.

Mr. Case: Ok.

Ms. Hinz Philippi: Now you're allowed to come back and offer an amount of course you can do that.

Mr. Case: We have to move hard and fast on getting it cleaned up, the curbs look like for lack of a better word, garbage, the entry plants are dead, what are we do with like the pavers, that are like falling that are kind of on the border, do you just remove those?

Mr. Hans: We're going to have Nick essentially glue them in place so they don't keep falling over as well. If you guys want us to get rid of them we can definitely just get rid of them too.

Mr. Case: Because they don't match, it does nothing, and I trust Greenland we would with them at Adams, he always pulls through.

Mr. Hans: Right.

Mr. Case: If I'm not happy with the results of any area, I don't need a coupon to make them fix it.

Mr. Hans: Right, exactly and that coupon is not for fixing areas, it was for landscaping so that's what it was for, they are supposed to fix it regardless of numbers.

Mr. Case: Right, and I know the company and I know they perform well, my personal preference, you guys are welcome to speak on it but, I prefer Greenland on it but, I do want to set pavers that are just kind of falling.

Mr. Hans: Yes, and think first to removes those right now when we get out of this meeting we'll call Nick the maintenance guy that's over there and we'll have him take care of those today.

Mr. Frien: I think we owe it to the District and the residents to pay the money it's going to take to have the community look good, this is money well spent, it doesn't change the assessments, it forces us to manage the budget a little differently which is find that's our job, and I do think it's appropriate to suggest that we approve one of the other bids.

Mr. Case: Do we know the status of like irrigation in the past, or do we need to do this contingent upon him verifying irrigation?

Mr. Hans: Well, this is just his monthly maintenance proposal, we have the second proposal for the plant replacement as well. They would be taking over as part of the monthly maintenance proposal, they would be taking over the irrigation maintenance. I do know that our landscape beds, they do have irrigation and that does work.

Ms. DeRosa: Do they include like the fire ant treatments and stuff like that in their proposal?

Mr. Hans: Yes, we can probably work that in.

Mr. Case: I recommend Matt see about that.

Mr. Hans: Ok.

Ms. DeRosa: The fire ants are out of control.

Mr. Case: So, I'll make a motion to approve the Greenland maintenance bid.

Ms. Hinz Philippi: Ok, so before you do that motion, we need a motion to terminate services with Down to Earth.

Mr. Case: Ok, and are we ok to terminate without notice on that one?

Ms. Hinz Philippi: No, that one we have to give the 30 days.

Mr. Case: So, can we have an overlap in service because typically when you put somebody on notice they're not going to show up for 30 days because they lost the contract, and it's the same reason a lot of companies just fire employees and get better ones, so can we have an overlap in service at all?

Ms. Hinz Philippi: Well, we can but if they don't show up we don't pay their invoice either.

Mr. Case: Ok, alright.

Ms. Hinz Philippi: So, we can do that but we can negotiate with them and say, hey we don't want to pay your invoice you can go and see if they accept that.

Mr. Case: Ok, well let's indicate in the agreement that it's the 30 day agreement, we have to give them a 30 day notice.

Ms. Hinz Philippi: Yes.

Mr. Case: Ok, so let's just communicate with them that we need you on call in case we have issues but, I'll make a motion to give notice to terminate Down to Earth.

Ms. Hinz Philippi: Ok, and Kristen do you think we can try to negotiate with Down to Earth so they can accept the termination.

Ms. Mood: Yes, you can certainly ask and approach them, I'm not finding a copy of their agreement immediately in my folder but it sounds reasonable.

Ms. Hinz Philippi: Alright, so we'll approach them and then we will play it by ear on this because if they do accept we can just terminate and then start services with Greenland, if not then we have to give the 30 days and we can start the process like getting Greenland situated, all the documents, and agreement, signed and everything and overlap.

Mr. Case: Are we going to wait until the next meeting to make a motion to terminate them or can I do it contingent on the not resigning.

Ms. Hinz Philippi: No, they're not going to resign, we're going to terminate but we're just going to negotiate and say, hey we don't want you there for 30 days more, we're going to get somebody else that's the negotiation because for them it's also a waste of their time.

Mr. Case: Ok, right they're going to put their energy somewhere else.

Ms. Hinz Philippi: Exactly, so if they say yes, we also want to go, then we just move on, and if not, we can overlap we're just going to get the agreements going and everything like 2 weeks and then they can start as soon as we get everything.

Mr. Case: Ok, what motion would you need then?

Ms. Hinz Philippi: Just a motion to terminate Down to Earth.

On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, authorizing staff to provide a 30-day notice to terminate the current landscape vendor Down to Earth was approved.

Mr. Frien: Now you need a motion to accept the bid from Greenland Nursery East?

Ms. Hinz Philippi: Yes.

Mr. Frien: Ok I make a motion to accept that bid.

Ms. Hinz Philippi: Ok, so this is the proposal for Greenland Nursery to provide the District with landscape services on page 279 of the agenda.

On MOTION by Mr. Frien seconded by Mr. Case with all in favor, accepting the proposal from Greenland Nursery East, Inc. for landscape services and irrigation was approved.

TENTH ORDER OF BUSINESS Approval of Freeze Replacement Estimates

A. Estimate #2929 with Greenland Nursery East, Inc.
B. Estimate #152497 with Down to Earth Landscape & Irrigation

Ms. Hinz Philippi: Alright, moving on we have two proposals to approve the replacement estimates for the freeze. I think they did start taking out the plants.

Mr. Hans: Yes, the plants have been removed.

Ms. Hinz Philippi: Yes, so they're removed and now we need to replace them. WE have two proposals, one from Down to Earth, the other one from Greenland Nursery, and you can talk a little bit about them.

Mr. Hans: Yes, I can speak on it. They're apples to apples in terms of what was proposed on the proposals. It's roughly $3,500 price difference between Greenland and Down to Earth, Down to Earth is a little bit cheaper but, I think given that we're terminating them I do believe Greenland is a better option.

Mr. Case: Yes, and I think we're going to get better plants from Greenland when he's responsible for maintenance.

Mr. Hans: Right and it would be a lot easier to hold the warranty on these items as well if they're maintaining them.

Ms. Hinz Philippi: Yes, and what is the warranty for the replacement?

Mr. Hans: One year warranty from date of installation.

Ms. Hinz Philippi: Ok good.

Mr. Case: Ok so this says warranty is void without proper irrigation.

Ms. Hinz Philippi: Well, he's going to be responsible for that.

Mr. Hans: So, they're going to be maintaining everything so we're going to go through the entire irrigation system before they put plants in the ground as well to make sure everything is working.

Mr. Case: Ok so that there's coverage.

Mr. Hans: Yes that there's coverage for those areas. Right now I know specifically the berm and the center island, the irrigation does work in those areas but, obviously we'll have them go through everything before they put plants into the ground.

Mr. Case: Ok.

Ms. Hinz Philippi: And he doesn't want to lose his plants anyway if he has to warranty them for one year.

Mr. Case: So, I'll make a motion to approve the Greenland Nursery East plant replacement bid.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, accepting the proposal from Greenland Nursery East, Inc. for plant replacement in the amount of $53,679 was approved.

ELEVENTH ORDER OF BUSINESS Approval of Proposals

A. Wetland Preserve Report
B. Wetland Removal of Invasive Species
C. Wetland Perimeter Rope Barrier

Ms. Hinz Philippi: The next item would be approval of proposals, so we received a letter from the city, right?

Mr. Hans: It was from St. Lucie County.

Ms. Hinz Philippi: Yes, from the county because we monitor the wetlands for a while, and then South Florida Water Management told us that we did not need to do reports anymore for that, that we were all good, so then we got a letter from St. Lucie County.

Mr. Hans: Stating we can get back on their service and monitoring schedule.

Ms. Hinz Philippi: Yes, and by the way, they told you that you don't need to do it but, we still want you to have it, so we ran around like mad with Solitude and got codes for everything because they basically want you to do a report.

Mr. Hans: They want a report to keep it going.

Ms. Hinz Philippi: Yes, so they want a report to what's going on there, they want to treat for the invasives and then they suggested us to remove them.

Mr. Hans: Not suggested, they told us we need to remove temporary construction fence.

Ms. Hinz Philippi: Yes to remove the orange fence.

Mr. Case: By the way we've been wanting to do that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Hans: So instead of permission they gave us a demand, so they suggested in a demanding fashion that we remove it.

Ms. Hinz Philippi: Yes, that we take it off and put a rope with the posts to make sure it's secure and people are not going to drive through that. So, Matt got us some proposals.

Mr. Hans: Yes.

Mr. Case: Ok.

Mr. Hans: Alright, so we got three proposals that we're looking at here. They sent us the letter last week so we kind of scrambled as quickly as we could. There are two general contractors that submitted bids for installing the fence, identical style for the fence, everything is identical there and the 4x4 posts set at 2 feet into the ground with 3 feet exposed, there were be a single quarter inch rope strung between the posts, the posts would be set at 8 feet apart. The rope would be set at rough 34 inches from the ground with a clearance. With both proposals we would be required to provide the surveys needed for the area and then any additional costs that came along with the permitting processes for that. So, we're looking at two separate numbers here, they make it structural we actually used them for some concrete work in the community previously and they are roughly give or take 10% cheaper, they're at $69,200 and it's 9,200 feet of fence, that's a lot of fence. Then the commercial came in at $76,120 for it, and they both gave us options to use regular polyethylene rope or upgraded polyester rope that would last longer.

Ms. Hinz Philippi: And you don't want to changed that rope quickly you need that to last.

Mr. Hans: And they would both be attaching the rope in 200 foot sections, essentially that way if we did have to replace rope we would be able to do it in a shorter span.

Mr. Johnson: If I may say, there are two different types of pressure treated wood, there is some on direct contact with soil and then, and I just would be concerned about making it apples for apples with the bids.

Mr. Hans: Got it, that I do not have for certain on that information but I've worked with both contractors in the past, and I can get confirmation from both of them.

Mr. Case: We might be able to do it like contingent on it being like 4APD-2 because the price would be 4A so it doesn't get termites because it is right up against the wetland conservation area.

Mr. Hans: Ok.

Mr. Case: And it's not really any more money but, I don't think they would have an issue with doing that,

Mr. Frien: Is there any cost difference in that?

Mr. Johnson: I think it would be very minimal.

Mr. Hans: Like I said, I've worked with both vendors in the past and I think we can definitely get that accommodated without issue.

Mr. Frien: Are there any existing surveys to base from?

Mr. Hans: That I do not know for certain, there should be some wetland surveys from when they were originally plotted but, we'll work with their office and see if they have any records for that.

Mr. Frien: Yes, you make sure because survey cost could get very costly also.

Mr. Hans: Yes.

Ms. DeRosa: Is that just for the inside of the community or is that on the outside?

Mr. Hans: That would be on the outside as well.

Ms. DeRosa: Ok when you're driving on Emerson you're not going to see that, they can still have that.

Mr. Hans: That orange fence would be gone and would be replaced with this.

Ms. DeRosa: So it's seen from the road.

Mr. Hans: Yes.

Mr. Case: I don't know, I just think pulling it is a good thing, if they're willing to do it I don't want to hold it up, we have a demand from St. Lucie County that this needs to be done within a certain amount of time.

Mr. Hans: Yes, pretty much as soon as possible is what they said.

Mr. Case: And you've worked with this at Atlanti Structural and you've like working with them in the past?

Mr. Hans: Yes, I've worked with them in the past.

Mr. Case: And they happen to be the cheapest one.

Mr. Hans: Yes, and they do happened to be the cheapest one.

Mr. Case: Ok.

Mr. Frien: So they said we have the option of doing the upgraded one?

Mr. Hans: Yes, for an additional $6,500 that's essentially the difference in the cost of the materials between the two ropes.

Mr. Frien: Ok, I'll make a motion to approve,

Mr. Case: Are they ready to go and this will get it resolved with the county?

Mr. Hans: Yes.

Mr. Case: Ok.

Ms. Hinz Philippi: And you can throw into the motion that they would do for us the boric treatment and include it on the proposal and make sure the wood is treated properly for the weather and termites.

Mr. Hans: Yes.

Mr. Case: I'll make a motion to approve the Atlanti Structural, LLC proposal and I would like to make a motion with the upgraded $6,500 ropes, and I would also like it contingent on an exterior PT boric in the posts to clarify the lumber we like.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, accepting the proposal from Atlanti Structural, LLC to install 9,200 linear feet of post and rope fencing with the upgraded ropes contingent on PT boric posts to clarify the lumber was approved.

Mr. Hans: The next item is the service agreement with Solitude, so this is essentially to reinstate the monitoring and maintenance services that we had going on under South Florida Water Management District with Solitude and they're doing it at the same rate that they were billing us 3 years ago for this service when it stopped. It is $1,695 bi-monthly, and we have six services a year for $10,171.20.

Mr. Case: Ok and that's for the maintenance of the conservation area?

Mr. Hans: Yes, that's for maintenance of the conservation are and doing your necessary reporting that is needed for the county.

Mr. Case: Ok, I'll make a motion for that.

On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, accepting the proposal from Solitude Lake Management for monitoring and maintenance services in the amount of $10,171.20 was approved.

TWELVE ORDER OF BUSINESS Ratification of Change Order No. 1

A. Asphalt Pavement Milling and Resurfacing
B. Gate Access System Installation

THIRTEENTH ORDER OF BUSINESS Ratification of Contracts with Down to Earth Landscape & Irrigation

A. Contract No. 141472
B. Contract No. 142041

Ms. Hinz Philippi: So, the next item would be ratification of change order No. 1, and we have the change order for the asphalt pavement, you guys know about this, we talked about it with Colton, and that was approved before so we're just ratifying it and then the gate access installation that we had some changes that were approved previously. Then we also need to ratify the next one, the Down to Earth contracts that were approved, and this is for the removal. So, I think since we have those are for ratification, items No. 12 and 13, we can take just one motion to ratify all of the items, A and B for No. 12 and A and B for No. 13 as well because they're all ratifications. So, I just need a motion to ratify the items I just stated.

On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, ratifying items A and B for Change Order No. 1 and also ratifying items A and B, Contract No. 141272 and Contract No. 142041 with Down to Earth Landscape & Irrigation was approved.

FOURTEENTH ORDER OF BUSINESS Ratification of Pool Motor Replacement with H Blue O Pools & Spa

Ms. Hinz Philippi: The next item would be ratification of pool motor replacement with H Blue O Pools & Spa. So we did approve this because of course the pool motor we had to approve it because it could not wait for the meeting, however the supplier had a problem because they ordered the wrong one, well they did order the right one but the manufacturer sent the wrong one. So, we have the invoice, and so what is in the agenda is wrong which I think it's $2,000 less because they ordered a 3-phase motor and they sent a 1-phase.

Mr. Case: Do we have 3-phase out there?

Ms. Hinz Philippi: it was a 3-phase right?

Mr. Case: We don't have a 3-phase panel in Waterstone do we?\

Mr. Hans: It's one of the two is the other way around, now I can't remember.

Mr. Case: Well, they must have sent a 3-phase because we have a 122-40 out there.

Ms. Hinz Philippi: It's what they have there.

Ms. DeRosa: It says 100HP pool motor and seals, so I don't know if that's a 1, 2 or 3-phase.

Mr. Hans: We'll get the figured out, but it was originally ordered the wrong phase.

Ms. Hinz Philippi: And it's in the amount because the amount here is wrong.

Ms. DeRosa: So, it says $6,950.

Ms. Hinz Philippi: Ok, just for the record that is the amount that we are ratifying.

Mr. Case: So the $5,600 was the wrong amount so we're doing the $6,950.

Ms. Hinz Philippi: Yes.

Mr. Case: Ok.

Ms. Hinz Philippi: Alright, so I need a motion to ratify that.

Mr. Case: I'm just a little confused, so the manufacturer sent the wrong pump, why does that change the amount?

Mr. Hans: They ordered the wrong pump through the manufacturer, they thought it was something else and they ordered it.

Mr. Case: Ok.

Mr. Hans: I think they spoke with the manufacturer and the manufacturer directed them properly on what to order is why they too responsibility for it, so there was miscommunication between the two of them.

Mr. Case: Ok, I'll make a motion to ratify the pool pump replacement, it's already been done, right?

Ms. Hinz Philippi: Yes, the pool is open.

On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, ratifying the pool motor replacement with H Blue O Pools & Spa in the amount of $6,950 was approved.

FIFTEENTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: Alright, the next item would be staff reports, Kirsten.

A. Attorney

Ms. Mood: Nothing real special to report, we did get our re-draft project completion resolution circulated, is Juan with us today?

Ms. Hinz Philippi: Angel is with us.

Ms. Mood: Ok, so Angel is here, so Angel can speak to it more but, there's those certifications from Andressa and our District engineer, so Angel or Juan can let you know about that. (inaudible comment) I understand the last thing that Juan and Angel needs to do is for us to get all of those project signs installed out there so as soon as you can get that finished we can declare that they completed that closes your construction account for your bonds, and so I'm here for any other questions you guys may have.

Ms. Hinz Philippi: Thank you.

Mr. Case: So we have a proposal we can approve, I understand that we need the engineer affidavit to turn this over, do we have a proposal for the signs that can approve?

Mr. Hans: We don't have a full proposal ready for you to sign, we've been working with the company that got the sign posts for us and they have not gotten back to us with quotes for the whole community just yet.

Mr. Case: Is the problem trying to get matching ones because I know we've been talking about signs it seems like over a year.

Mr. Hans: Yes, the difficulty is in finding matching ones to what we have in the community already. The signs they delivered us currently does not match what we had previously ordered by a gentleman named Eddy who worked with us for a short period of time, it's just a plain black sign post, so we've been going through trying to get something that matches exactly what we have in the community.

Mr. Case: You might not be able to find them.

Mr. Hans: Yes.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Hans: And it's more so for the aesthetic of the community we're trying to have uniformity on the signs but, whatever direction you guys want to give on that we can go that route.

Ms. Hinz Philippi: Yes we have, and I've been copied on the emails so we were supposed to have this sent to us, and it was not on time so she's probably going to give us something until next week. Once we have the signs we can see how much it's going to be at least for the road signs for the traffic enforcement, make sure they're all in compliance with DOT approval, get with Angel if everything is good and then we can reach out to you to see, depending on how much the proposal is you could approve it and we could just ratify it later.

Mr. Case: Yes, I mean I would like to see it all be DOT approved but, we may need to tackle this in first phase and second phase because we still need to just fix like the major safety concerns, like is there still a whole stop sign missing in the 50 foot section where there's just nothing there, and then any leaning ones, so I'd like to fix what's there the best we can, I was hoping to do that like a year ago.

Ms. Hinz Philippi: But this is all being worked on together with the same company.

Mr. Case: Ok.

Ms. Hinz Philippi: And the DOT, the good thing is to get all of it approved so we can sign the traffic enforcement agreement and that makes the community happier because if you park a semitruck on the road then the police can have it removed.

Mr. Hans: Well now they park the semitruck on the road, we just approved a new rule that we can tow them as well.

Ms. Hinz Philippi: Yes.

Mr. Case: But ultimately I want to be as well, if we're close let's just do it on one but if we're not close I want to do something about the ones that are leaning and falling and broken or corroded, that's all I'm saying. If we're not close let's look at it separately, let's look at what can we do with what we have.

Ms. Hinz Philippi: Ok, let's see, and I'll follow up with Monique on that one.

Mr. Case: Ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Case: The practical issue is whether it's 15 or 20 mph your enforcement is St. Lucie County and they're not going to respond in a timely fashion to, I just took my life in my hands, it's just the realty.

Mr. Hans: Yes, our goal is to get enforcement there because right now they can't enforce.

Ms. Hinz Philippi: Right.

B. Engineer – Agreement for Traffic Enforcement on CDD Roads by and between the City of Port St. Lucie and Waterstone Community Development District

Ms. Hinz Philippi: So let's get this going so we can have them there at least present in the community, so I guess that takes away what I was going to talk about for traffic enforcement.

Mr. Camacho: Yes, pretty much, you cover it and explained it, so once these speed limit signs are complete then we can sign the engineering certification.

Ms. Hinz Philippi: Alright.

Mr. Camacho: And as far as conforming to FDOT and placement of the signs and the height is there just stud it to the pole.

Ms. Hinz Philippi: Ok.

C. Field Manager – Monthly Report

Ms. Hinz Philippi: So, the next item would be for the field manager, and there is a field manager report there.

Mr. Hans: We covered everything if you just want a quick rundown on the transponders you can do that.

Ms. Lesnansky: Oh yes, the transponders, as long as we get the gates open for everybody that's all they care about. The pool is open, we removed an abandoned car, street lights, I'm still working on that with FPL but they take a while to get that.

Mr. Hans: And Monique had done the entire month of June with that, she was there 40 hours a week doing transponder distribution and the entire month of July she was still do transponder distribution, three days a week as well, sometimes four. Then right now at the current moment every time her phone rings it's someone who didn't sign up for the gate and the transponder and she has a list of about 100 people that she's been going through that she reached out to just this week alone to get their transponders.

Mr. Case: I have some things I would like to talk about but I'm going to wait until section 17 so we can try to keep it rolling.

Mr. Hans: Ok.

D. Manager

1) Selection of District Records Office Within St. Lucie County

Ms. Hinz Philippi: So for myself I would like to have a motion to select the District records office for St. Lucie County, this address at W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida since we had our other meeting place that was our office, and now we changed it to here so we just need a motion to keep this as the location as the District records office.

On MOTION by Ms. DeRosa seconded by Mr. Frien with all in favor, accepting the selection of the District records office within St. Lucie County as 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida was approved.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi: Then consideration of proposed fiscal year 2027 meeting schedule, I just need a motion to approve that. As you know it would be at 11:00 a.m., it's the second Thursday of each month, of course we only meet when we need the meeting, so I need a motion to approve that.

> On MOTION by Mr. Frien seconded by Ms. DeRosa with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2026
4) Reminder to Complete Annual Ethics Training by December 31, 2026
5) Number of Registered Voters in the District - 836

Ms. Hinz Philippi: The item would be financial disclosure, I want to make sure everybody filed, oh David did not send his in.

Mr. Case: His financial disclosure?

Ms. Hinz Philippi: Yes, he did not file his Form 1, do you have any idea how I can contact him?

Mr. Case: He's not on the Board anymore does it matter?

Mr. Hans: He needs to file for last year.

Ms. Hinz Philippi: Yes because they are going to start fining him in September $25 a day.

Mr. Case: Do you want his personal email?

Ms. Hinz Philippi: Yes, if you can send it to me because that is not a good thing for him. Ok, so I just want to remind you guys to complete your ethics training by December 31st, so I just wanted to give you the heads up that you need to do the ethics training. So Kristen if you could send the link that is for free to the Board members to have that in their in boxes so they can access that and get that done before December.

Ms. Mood: I will send that.

Ms. Hinz Philippi: Thank you. Then I just have to mention the number of registered voters in the District is 836.

6) Final – Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi: Then the two other items that I have, one is the final approval of the FY2025-2026 report performance measures and standards. That is the one that we have been doing, so this is the one that we did, all the items that we do already, the notice of the meetings, the publication of the agenda, and all that good stuff, so I just need a motion to approve.

> On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, Final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

7) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi: The next item is the FY2026-2027 performance measures and standards and that is proposed for the next fiscal year. I just need a motion to approve.

> On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

SIXTEENTH ORDER OF BUSINESS Financial Statements

A. Approval of Check Run Summary
B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: The next item would be financial statements, tab A is approval of the check run summary, and tab B is acceptance of the unaudited financials. If you have any questions I can take those, if not, a motion to approve would be in order.

> On MOTION by Mr. Case seconded by Mr. Johnson with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SEVENTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Alright, then next item would be Supervisor's requests and audience comments. Do I have any audience comments at this time?

A resident: Can I ask a question?

Ms. Hinz Philippi: Yes.

A resident: So, the area pond enforcement, does that mean like, we own our homes we back up to the lake, nobody is allowed to be fishing in the ponds is that what you were saying?

Mr. Case: It's for the ponds itself, around the ponds, the CDD cut throughs.

A resident: Ok, and that's fine. I do have to say, where my house is, I'm right before that roundabout on Armina Place, the one that there's no sign to say which way to go and then the other sign says Montecristo not Armina, so that still needs to be replaced, and something needs to be put there for that roundabout but, behind my house, that common area, my fence is in my backyard is like a trapezoid because of the way it goes around, they do not mow or maintain outside my fence whatsoever.

Mr. Case: Now is the mowing maintenance, is Down to Earth still doing that?

Mr. Hans: Yes, that's currently Down to Earth is taking care of the mowing maintenance.

Mr. Case: We're looking for a replacement for them?

Mr. Hans: That's what Greenland is taking over.

Mr. Case: Ok, so Greenland will be doing the mowing and the landscape maintenance.

Mr. Hans: Yes, they'll be doing everything.

Mr. Case: Ok.

A resident: Ok, because I wanted the land because I would have put my fence around it and I would have taken care of it but, they said, no that's what your survey says, so now there's literally because I'm at that slope it's like a 20 foot gap from where my neighbor's yard is and my yard and I think they think it belongs to me but it doesn't.

Mr. Hans: Right, and what's your address really quick.

A resident: It's 5177 Armina Place, and I'm having to go out there and I'm afraid I'm going to bit by a snake or something, ok so that was that. Then the parking, there was something that I read through the whole big proposal and everything, people can park on the street facing in the right direction, the problem is there's not enough room, so you can have the person on this side parking on the street, and the person on this side parking on the street, nobody is getting inbetween them, that's the problem. So, if I'm parked in front

of my house, if I'm parked in the street in front of my house and my next door neighbor parks in front their house, you're not getting through the street with any kind of a emergency vehicle, and I can get through two cars with my little car, so that's the problem that we're having, so the way it's approved it's not going to solve our problem.

Ms. Hinz Philippi: But per the county and Kristen can you look at that because I think you could park on one side of the street.

Mr. Frien: Typically the HOA guideline would have alternate days of the week for odd and even days of the month, you can park on one side or the other, we don't have that in the guidelines but, that's a modification that could be padded to alleviate. Common sense would tell you if Joann's car is park on the side of the road in front of your house you wouldn't park right in front of your house.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Case: So it's whoever is parked first in that point in time.

Mr. Hans: And on our end I'm explaining how it's looked at as well, what we have going on, there's no enforcement we can really do on that end so it is going to be the police officer.

Ms. Hinz Philippi: Yes, so I think the rules that we have there is to conform with the traffic enforcement that we have from the city so I think that's basically we're adopting what they do and then when you call the police for people who are doing something or something is going on, they have the same rules, so that's why we're adopting that.

Ms. Mood: That sounds right and it's the county's rules that the Sheriff would be taking this on, the city declined based on the location of the street.

Mr. Hans: And with the parking from one side to the other, when they chose to do that they typically have roving security patrol when I was doing HOA management that's who was enforcing that. Without that there's no enforcement to it and the cops aren't going to look and say, oh they're supposed to be on this side on Wednesday, so the cops don't care. They see you guys both parked that way you guys are both going to get a ticket and that's the end of the day for them.

Ms. Mood: It's also completely possible for us to have a new public hearing adopting additional rules so that you have that prohibition and at the end to do enforcement through the towing company and put that additional expense on the District.

Mr. Hinz Philippi: Right but the good part of having this agreement signed with the county is that they can come inside the community and start any type of enforcement, right now they are not coming, and you have nothing with all respect. So, until you get the HOA to be able to change or maybe make that rule because the HOA can do that and then can work with the CDD to put that on our rules too so that can be enforced by towing, we can do that but that is the next step, so that's down the road because the HOA's also have to have funds for that or like Matt said to have a rover, or some way to enforce because it isn't included in the rules so you can't enforce it.

A resident: Right. Then the last thing was on the transponders, they had us put them on our sideview mirror, Eddy had talked about putting them all of them on the sideview mirror. When I pull up to it, because I have a low car and it doesn't read it right, and it's happening with a lot of people but, the other thing that's happening is there were 3 people in the guest lane the other day trying to get in the gate, when I pulled up to the side that we're supposed to go in, the residents both arms went up, so I let all three people in, and they cut me off, so I'm saying like what's going on with that.

Mr. Hans: Right people in the guest lane, after having issues where's it's backed up and they're not letting through, it will just open to alleviate that backup.

A resident: So maybe it was just timing then because I said, are you kidding me, and then they cut me off too, and I just let all of them in and it was my understanding that only the one side was supposed to go up.

Mr. Lesnansky: Yes, so it was a timing thing, they must have completed their transaction at the call box at the same time you pulled up.

A resident: And there's no signs there that say, one car at a time, and I'm sure you know how many times the gate has been broken already.

A resident: Yes, they keep hitting it, and you see how it is, it's not even going straight anymore, it's off.

Ms. Lenansky: Ok, I can look at it.

A resident: It must have been hit because this past weekend I saw it on social media about 10 times.

Ms. Lenandsky: It is meant to pop back in place but, I'll take a look at it.

A resident: Ok because it's definitely off right now. I just have a couple of questions, and just some things that were brought to my attention, they just want to know what's going on with the asphalt because they did see the patch work and they don't see that it's fully done, so they were concerned because they say it looks like it's been rigged.

Mr. Hans: Patchwork is a sealcoat that's done on it, and then they go over it.

Mr. Johnson: Well, I know they were resurfacing down on a couple of areas that exposed material aggregate, we had them use an epoxy to kind of restore and preserve the asphalt in certain locations mostly around the median noses, the roundabout one as well, that was all part of a punch list but, the project as far as resurfacing is completed.

A resident: So K. Hovnanian side will never be paved then if it's done? Our side will never be paved?

Mr. Case: No, we only paved a certain area in the community, we didn't pave that community at the time so where you are on our Armina has not been paved yet it is scheduled to be paved, there's still more area to go.

A resident: Ok, because when he just said it was done, I'm thinking oh boy, so ok.

Mr. Case: So we prioritized the entry because there was pot holes and there was people hitting so there's only so much in the budget at a time for projects like that.

A resident: That's fine.

A resident: Some suggestions that they asked if it was possible if Monique, well it's actually about, they brought it to our attention, and I even brought it to Matt, like they were tired of seeing her the kitchen area, and maybe we could get rid of the kids room and make that an office for her so that if they wanted to have a party or a birthday party something like that in that area and not have her working there and ask her to leave. So basically they're saying that she's in the way when they want to have something in that room, and I kind of agree with that, I think the kitchen is barely ever used so why don't we just make that an office for her, put her in there so that the residents could use that room the way they want to.

Mr. Hans: Well if the room is rented out for an event she's not in there, they shouldn't be coming down there hosting a birthday party without reserving it properly anyway, so when that is the case we make sure we're not in there and interfering with any private rentals for the room.

A resident: That was on thing, and then another thing that people have been asking about is it possible putting like a small little dog park because there's a lot of dogs in our community, they're not looking for something big, something just like with a fence with like a seat and like a little dog area where you put the poop in there, and stuff like that. They questioned if that was possible because they said nobody uses the volley ball court and as you can see the volley ball net is actually broken right now.

Ms. Lenandsky: We put an order in for one.

Mr. Hans: Yes.

Ms. Hinz Philippi: Yes, we're fixing that but, that's a little thing, so it's just like a little thing like any dog park is going to have a lot of, it's not going to be that cheap, we can bring proposals for the Board but, it's not cheap, and also there is a maintenance factor because one you have a dog park you have to have the baskets, you have to have replacement, you have to have somebody to pick up that poop, people are filthy, they do that, and they would leave stuff and they do not pick up after themselves, so it is a lot of work.

Mr. Frien: We have pick up stations right, we just have enough.

A resident: We need more, we definitely need more in the community.

A resident: Yes, they're in the area where all the fire ants are.

Mr. Hans: The pickup stations are like around the amenity facility, we only have a very limited amount of common area in that area, and it kind of puts the dog waste stations close to people's homes instead of the main area, so that's why we didn't do it elsewhere.

Ms. Hinz Philippi: We need to maintain in the common area, we cannot go in front of people's property.

A resident: No but maybe those medians in the middle.

Mr. Frien: A median would be dangerous.

Mr. Hans: Yes, that's creating a major liability issue.

Mr. Frien: And it's an issuance issue with the dog park for a HOA, it's cumbersome, if there were locations that you could put pickup stations in common areas perhaps along Waterstone Blvd. or somewhere else that might be a convenience factor that you could look at but, like you said Matt we're driving in there every day there's limited areas you could do that.

Mr. Hans: Yes, without putting it in someone's home or essentially where their backyard is for those homes on Waterstone Blvd.

Mr. Frien: Yes.

A resident: My last question that they brought to me was and you probably know just like everybody else but, with the irrigation in the community is there irrigation in the common areas where that you guys take care of, is the irrigation in those areas?

Mr. Hans: So there's irrigation at the clubhouse, there's irrigation at the landscape beds that's where irrigation is currently.

Mr. Case: And down the entryways on the side, in the commons like between the villas.

Mr. Hans: Correct, anything around the lakes or anything around the preserves, there's no irrigation in those areas.

A resident: But there are sprinklers like on Waterstone Blvd.

Mr. Hans: Yes.

A resident: We just want to make the community look beautiful when you fist come in and you drive by because we live there, we want the outside when you drive by on and come in it should look absolutely beautiful and I brought this to your attention about 6 months ago.

Mr. Hans: We were just discussing about the plant installation, we did swap out, there's palm trees going in for the plant installation, so we were just talking about that earlier.

Ms. Hinz Philippi: And what this Board did today is going to make a big difference because when you change the landscape, the landscape really brings an effort to the community which makes a big difference, you can walk into the community and you see the difference. So, I hope you do see a good change.

A resident: I just want the future of Waterstone to be bright and better, it's always a doom and gloom and I'm sick of it, and some of these Boards I'd like to get rid of.

Ms. DeRosa: So how do you gather your information do you go door to door talking to people, do they come to you?

A resident: Well I started on social media, I had to go right into this community because they are the residents.

A resident: I mean I've lived there for 6 years.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Frien: The issue to understand having been in HOAs for 40 years is we have 836 residents based on the count that Andressa just gave us, what you hear is 5% or 6% over and over and over, so it's 40 or 50 people that are creating that kayos and that information to you. You have to keep in mind that 740 people are fat and happy having a good life, and they want the same things you want and that's our job to try provide that but, you can't let the tail wag the dog.

A resident: Trust me, if I would have gone through everything the wrote, I denied half of it.

A resident: And there's 128 on my side and we literally did go knock door to door and introduce ourselves and meet the neighbors and everything, and everybody pretty knows me anyway and yes, I'm always walking and then I meet people and talk to people all the time, so I hear quite a bit.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Hinz Philippi: Alright, so Colton do you have anything?

Mr. Case: The common areas, we touched on the villa areas, do we have fertilization as part as of the landscape maintenance bids, yes, all the weeds around the rocks, we just got rid of Down to Earth, so Greenland will do a better job there. You're good that the bid there the mulch needs done fast, are we doing that with the plants?

Mr. Hans: Yes, there was some mulching done with the plants.

Mr. Case: So if we can have the handyman just get him some bags and have him do at least around the clubhouse for now and then work on the back gate, and then I'd like to know what we're doing, if we're turning that into a one-way exit and putting electric gate there.

Mr. Hans: So, I believe Andressa you got the answer on that, the gate.

Ms. Hinz Philippi: We cannot do that, and Kristen remember we talked about it at the last meeting about the exit gate and we talk to Jere and you about that and as per the county we cannot have another gate there, we have to have an emergency exit, correct?

Ms. Mood: Yes I think that is correct but, honestly I don't recall looking at the map myself but I remember being on a call with you and Jere about it but, let's look at it again and double check because off the top of my head I don't remember doing the analysis.

Mr. Case: Ok well, I'd like to electrify it if possible the exit but, you know we've been hit with DOT pretty hard on that gate before, it's not a permanent roadway, it's a construction entrance so I know that there's DOT restrictions on what we can do there.

Mr. Hans: So we'll get in contact with the DOT and see if we can get some answers on that roadway.

Ms. Hinz Philippi: Yes, and Kristen can you follow up on that and send an email to me, Colton and the group here.

Ms. Mood: Absolutely.

Ms. Hinz Philippi: Alright, sounds good.

EIGHTEENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: Alright, then I just need a motion to adjourn.

On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2026/2027, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 13, 2026, the Board of Supervisors (**"Board"**) of Waterstone Community Development District ("**District**"), adopted Resolution 2025-05 providing for the adoption of the District's Fiscal Year 2026/2027 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual and anticipated appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2026-04 authorize the Board to amend the Budget at any time within Fiscal Year 2026/2027 or within sixty (60) days following the end of the Fiscal Year 2026/2027; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026/2027.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for Waterstone Community Development District for the fiscal year ending September 30, 2027, as amended and adopted by the Board of Supervisors."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2026-04, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2026-04 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

Amended Fiscal Year 2026/2027 Budget

Waterstone

Community Development District

Budget Amendment

FY 2026

Waterstone
Community Development District
Budget Amendment
Exhibit A
General Fund

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (decrease)	Budget Amendment FY 2026
REVENUES:				
Special Assessments - On Roll	$ 907,765	$ 902,805	$ 4,960	$ 907,765
Interest income	32,483	25,000	7,483	32,483
Clubhouse Income	6,395	1,000	5,395	6,395
Carry Forward Surplus	727,941	-	274,291	274,291
TOTAL REVENUES	**$ 1,674,584**	**$ 928,805**	**$ 292,129**	**$ 1,220,934**
EXPENDITURES:				
Administrative				
Supervisor Fees	$ -	$ 2,400	$ (2,400)	$ -
FICA Taxes	-	184	(184)	-
Engineering	19,081	20,000	2,000	22,000
Attorney	21,833	20,000	5,000	25,000
Annual Audit	4,300	4,300	-	4,300
Assessment Administration	2,120	2,120	-	2,120
Arbitrage Rebate	550	550	-	550
Dissemination Agent	4,000	4,000	-	4,000
Trustee Fees	8,697	7,600	-	7,600
Management Fees	45,016	45,016	-	45,016
Information Technology	1,134	1,134	-	1,134
Website Maintenance	1,701	1,701	-	1,701
Telephone	-	50	(50)	-
Postage & Delivery	1,401	200	1,201	1,401
Insurance General Liability	8,121	9,119	(998)	8,121
Printing & Binding	218	300	-	300
Legal Advertising	2,066	1,000	1,066	2,066
Other Current Charges	1,405	569	836	1,405
Office Supplies	39	50	-	50
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	**$ 121,856**	**$ 120,468**	**$ 6,472**	**$ 126,940**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 10,000	$ 10,000	$ -	$ 10,000
Security Monitoring	22,532	-	22,532	22,532
Cable/Internet Services	452	-	452	452
Electric Streetlights	44,970	45,000	-	45,000
Electric Pumps/Well/Guardhouse	2,107	2,400	-	2,400
Landscape Maintenance	180,810	197,310	-	197,310
Tree Service	25,424	15,000	10,424	25,424
Lake Maintenance	27,646	27,380	266	27,646
Irrigation Repairs	9,145	10,000	-	10,000
Repairs and Maintenance	4,477	10,428	-	10,428
Street Maintenance	22,888	10,000	12,888	22,888

Waterstone
Community Development District
Budget Amendment
Exhibit A
General Fund

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (decrease)	Budget Amendment FY 2026
Field Expenditures (continued)				
Sign Maintenance	$ 1,100	$ 5,000	$ -	$ 5,000
Gate Maintenance	-	10,000	-	10,000
Fence Maintenance	-	10,000	-	10,000
Preserve Maintenance	-	10,171	-	10,171
Trash Collection	1,957	-	1,957	1,957
Contingency	9,358	5,000	100,000	105,000
Capital Outlay	117,683	-	117,683	117,683
Reserves - Roadway Improvements	238,577	100,000	-	100,000
Reserves	-	165,000	(138,577)	26,423
TOTAL FIELD EXPENDITURES	**$ 719,127**	**$ 632,689**	**$ 127,626**	**$ 760,315**
Recreation Building				
Amenity Management	$ 62,400	$ 8,000	$ 54,400	$ 62,400
Security System	6,760	8,020	-	8,020
Security Service	40,417	-	40,417	40,417
Electric Rec Building	14,324	14,800	-	14,800
Water/Sewer	5,826	1,200	-	1,200
Building Insurance	13,169	14,068	-	14,068
Pool Maintenance	27,600	32,600	-	32,600
Pool Repair	13,052	5,000	8,052	13,052
Equipment Maintenance	1,544	5,000	-	5,000
Janitorial Maintenance	66,142	23,400	42,742	66,142
Repairs and Maintenance	10,539	5,000	5,539	10,539
Sporting Courts Maintenance	7,700	7,700	-	7,700
Playground Maintenance	13,200	23,200	-	23,200
R&M Pool Heater/Pump	-	3,000	-	3,000
Pest Control	984	960	-	960
Licenses, Permits, Fees	325	300	25	325
Contingency	13,305	8,400	4,905	13,305
Capital Outlay	6,950	5,000	1,950	6,950
Reserve	-	10,000	-	10,000
TOTAL RECREATION BUILDING	**$ 304,236**	**$ 175,648**	**$ 158,031**	**$ 333,679**
TOTAL EXPENDITURES	**$ 1,145,219**	**$ 928,805**	**$ 292,129**	**$ 1,220,934**
EXCESS REVENUES (EXPENDITURES)	**$ 529,366**	**$ -**	**$ -**	**$ -**

RESOLUTION 2027-02

[PROJECT COMPLETION RESOLUTION FOR SERIES 2007B PROJECT AND SERIES 2018 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Waterstone Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued $17,000,000 in Special Assessment Bonds, Series 2007B (the "**Restructured Bonds**") which Restructured Bonds were secured by debt service special assessments (the "**Assessments**") levied on certain lands within the District, and which Bonds were used to finance a portion of the Series 2007B Project; and

WHEREAS, the Restructured Bonds were restructured in 2018 as the result of a prior developer's failure to pay special assessments on benefited property; and

WHEREAS, to protect bondholders, a special-purpose entity, Waterstone CDD Holdings, Inc., took title to the delinquent lands in 2011, and a restructuring consultant, Lerner Real Estate Advisors, Inc., subsequently negotiated the sale of those lands to a new developer, Waterstone Builders, LLC through its affiliate Skymark Builders I, LLC, under a Lot Sales Agreement; and

WHEREAS, the Series 2007B Bonds were restructured and the Series 2018 Project created to revitalize the completed portion and complete the Series 2007B Project (the "**Project**"); and

WHEREAS, $2,608,243 of unexchanged Series 2007B Bonds remained outstanding and secured by a junior lien on excess revenues from the new Series 2018A assessments and were cancelled following the May 1, 2018 maturity date; and

WHEREAS, $10,585,505 of the Series 2007B Bonds were exchanged for two new bond series which consist of $1,360,734 of Series 2018A Convertible Capital Appreciation Bonds maturing November 1, 2037, ad secured by long-term special assessments on 702 residential lots, and $9,224,771 of Series 2018B Capital Appreciation Bonds maturing November 1, 2028, and short-term special assessments on 502 Residential lots which become due on each lot when the home is sold to an end user (the "**Bonds")**; and

WHEREAS, $3,391,252 of the Series 2007B Bonds were cancelled upon the delivery of a Capital Contribution to the District of roads, rights-of-way, and the amenity lot and improvements, valued at not less than $3,391,252; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Manager similarly has executed and delivered a "**District Certificate,**" attached hereto as **Exhibit B**, wherein the District Manager has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project.

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

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

2. AUTHORITY. This Resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Date of Completion is the effective date of this Resolution.

4. DIRECTION TO DISTRICT STAFF. District Staff are directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.09, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project is complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.09, *Florida Statutes*, and the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

8. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

9. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

10. CONFLICTS. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ___ day of _____, 2026.

ATTEST:

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: _____

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate

EXHIBIT A

ENGINEER'S CERTIFICATE
REGARDING COMPLETION OF SERIES 2007B PROJECT AND 2018 PROJECT

_____ __, 2026

Board of Supervisors
Waterstone Community Development District

U.S. Bank Trust Company National Association, as Trustee

RE: Certificate of Completion for Series 2007B Project and 2018 Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the following District's "Series 2007B Project" and "2018 Project" (the "**Project**"). This Certificate is intended to evidence the completion of the Projects undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project has been completed in substantial compliance with the specifications, is in service, and is capable of performing the functions for which it is intended.

2. Based on our knowledge and belief, all labor, services, materials, and supplies used in the Projects have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.

3. All plans, permits and specification necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.

4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.

5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

ALVAREZ ENGINEERS, INC.

_____
_____ P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, P.E., an authorized representative of ALVAREZ ENGINEERS, INC., as District Engineer of the Waterstone Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

EXHIBIT B

DISTRICT CERTIFICATE
REGARDING COMPLETION OF SERIES 2007B PROJECT AND 2018 PROJECT

_____ __, 2026

Board of Supervisors
Waterstone Community Development District

U.S. Bank Trust Company National Association, as Trustee

RE: Certificate of Completion for Series 2007B Project and 2018 Project
District Manager Certifications

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the District's "Series 2007B Project" and the "Series 2018 Project" ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2007B, Series 2018A, and Series 2018B **("Bonds**"). The Bonds were secured in part by debt service assessments (**"Assessments**") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Manager, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, the District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.09, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continue to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, <u>if any</u>, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, as District Manager for the Waterstone Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

SECURITY PROPOSAL

Proposal From:
Richard Stein, Chief/CEO

Proposal For :
Government Management Services of South Florida



LOCALLY OWNED & OPERATED:
6971 Hancock Drive
Port St. Lucie, FL 34952

772-595-5335
Richard@SecurityInFlorida.com
www.AllFloridaSecurity.com
@AllFloridaSecurity

OUR COMPANY

WINNER for the "BEST Security Company on the Treasure Coast" by USA Today and TC Palm for 2023, 24 & 25!!

It is with great pleasure we submit our proposal for the provision of security services.

All Florida Security Services Inc. is a quality security agency with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We believe that your project is well suited to our strengths and aspirations.

We look forward to working with you to provide proactive and productive security services as requested.

SOME AFFILIATE PARTNERSHIPS:

ST. LUCIE COUNTY Chamber of Commerce

Jensen Beach CHAMBER OF COMMERCE

STUART/MARTIN COUNTY CHAMBER OF COMMERCE

Building A Better Tomorrow TCBA TREASURE COAST BUILDERS ASSOCIATION MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

RIGHT TO BEAR

USCCA

Achievements:

- 2026 marks our 28th Anniversary in Business
- FIRST Private Security Company awarded a St. Lucie municipality contract
- Certificate of Achievement from Port St. Lucie Mayor, Shannon Martin
- 450+ 5-STAR Reviews on Google & Facebook

#ALLFLORIDASECURITY
#SECURITYINFLORIDA
#BESTOFTREASURECOAST

SECURITY SITES



We tailor fit security services upon your security requirements. You may require officers to patrol on foot, in a golf cart, or marked security vehicle. Our protocol is, all of our security officers are trained to make numerous tours throughout their posts in undetermined patterns. It may be that you require access control, guard gate or parking lot security officers to stay at a fixed post. We have trained officers for all the various types of security we provide, whether inside or out, at all hours of the day or night.



CONSTRUCTION



ACCESS CONTROL



SPECIAL EVENT



HEAVY EQUIPMENT



ARMED OFC.



TRADE SHOW

OUR SERVICES

All Florida Security Services is a local, privately owned company that offers the resources of a large corporation with the personal attention and benefits just like family would. Owners, Richard & Tina Stein, are thoroughly invested and present with all security sites; clients, staff, and supervisors. Our business was established in 1998 and have been providing high quality services to our community and the East Coast of Florida for over 26 years. We have just under 50 employees which we require and provide continuing education annually and conduct bi-annual evaluations and background searches to maintain their high performance and status with our company.

- Excellent Customer Service
- Fast Response Times
- Family Owned & Locally Operated Office in PSL
- 24 / 7 Manager Oversight
- 13 State Licenses & Insured
- **Agency License #B1200299**
- Trained & State Licensed Security Officers
- Real-Time Activity & Incident Reporting
- GPS Locating
- Class A, Class B, Private School & Executive Uniforms

100%

Client Satisfaction

Our emphasis is to provide our clients with such peace of mind that you never require to look for security again.

OUR TEAM



RICHARD STEIN
CHIEF SECURITY MANAGER & CEO

TINA STEIN
ASST. CHIEF & OPERATIONS MANAGER

JONAH GHAZAL
OPERATIONS & LOGISTICS

RICHARD WEAVER
QUALITY CONTROL OFFICER

MICHAEL JACKSON JR.
BUSINESS DEVELOPMENT

RICHARD WILSON
RET. LEO & AFS INSTRUCTOR

AROUND THE CLOCK SECURITY TEAM

The All Florida's security team operates a 24 / 7 schedule as security officers perform services around the clock on the Treasure Coast. There is constant management oversight, dispatch, as well as officers being monitored by GPS system and real-time reporting. Our seasoned Quality Control Officer visits all officers randomly throughout the week and night. No small task, that is for certain; but we seem to exceed our company oversight and customer's expectations!

SOME OF OUR SECURITY SERVICES

All Florida Security Services Inc. provides you with all the security measures you require. If necessary, we can identify any potential risks and make recommendations to help bolster your security profile. All Florida can provide the following key elements:

- Threat Assessments
- High / Low Threat Identification
- Post Burglary / Vandalism
- Entrance / Exit Breakdown
- Loss Prevention
- Comprehensive Background Searches
- Escort of Cash & Valuables
- Undercover Operations
- Suspicious or Abandoned Vehicles
- Surveillance
- Employee Terminations
- Fire Watch Security

SECURITY TRAINING CENTER

Providing a 5-Star, Turn-Key Training program consisting of state courses and safety certification classes, duty gear, temp licensure and job placement possibilities with a host of companies who hire from our school.

FIREARMS TRAINING ACADEMY

As USCCA Exclusive St. Lucie County Partners, we provide firearms training classes from beginning to advanced shooting skills. Additionally, providing safety & self-defense classes for women, children and houses of worship.



Contact our Security Manager, Richard Stein to provide any additional security services you may require.



Our Security Office is centrally located in Port St. Lucie of US Hwy 1. Office hours are available for you to come and discuss your security needs.

SOME OF OUR CLIENTS

"It is with great pleasure to present this letter of recommendation for All Florida Security Services. My name is Ira Schwarts and I serve as the Regional Director of Operations throughout all of Florida for a national corporation; so, interacting, instructing, and guiding a company has been my job for many years. I say, with admiration, All Florida has proven to be an integral asset of safety and security to my staff of employees and managers at multiple locations throughout Florida. Since beginning our partnership in 2014 to 2023, they have only increased in performance each year of loyal service to the Phantom organization without hesitation or incidents. Further, the professionalism, quality of officers, and integrity the officers and management portray seem unparrelled with companies from my past and construe to exceed my expectations. I am pleased that I decided to join forces with All Florida; I am confident that you will as well. Thank you."

MIDFLORIDA EVENT CENTER
PORT ST. LUCIE FLORIDA

DICKERSON FLORIDA, INC.
BUILT ON SAFETY

Straticon

Building A Better Tomorrow.
TCBA
TREASURE COAST BUILDERS ASSOCIATION
MARTIN · ST. LUCIE · INDIAN RIVER · OKEECHOBEE

CENTRAL MARINE
BOAT & MOTOR SALES

PIKE

Save the Chimps
SPEAKING OUT FOR THEM
www.savethechimps.org

gb

RIVER CLUB
at Carlton

Miami Transfer Company
Florida Rigging And Crane

STAYBRIDGE SUITES
AN IHG HOTEL

Elliott Merrill
COMMUNITY MANAGEMENT

PROCTOR
Construction Group

Keystone
Property Management

ACKNOWLEDGEMENT OF NEED

RELATIVE TO OUR PHONE CONVERSATION FOR SECURITY SERVICES AND REQUEST FOR PROPOSAL, we have summarized your needs as:

GOVERNMENT MANAGEMENT SERVICES OF SOUTH FLORIDA

Contact: Matthew Hans

Email: mhans@gmssf.com

Office: 954-512-9580

Venue: Pool or Community Security

For: St. Lucie, Martin & Indian River Counties

Requiring One (1) Unarmed Guard

Security Officer Schedule:

- Varied per site

Officers attire: Class B Uniform (Black/Yellow Security Polo)

Officers will have the safeguarding responsibilities of, but not limited to:

- Maintain a visible presence at the pool entrance, fence-line and clubhouse to deter unwanted behavior.
- Prevent unauthorized entry, including individuals hopping fences or sneaking through side gates.
- Deter loitering and group congregations that create disturbances.
- No alcohol, drugs, glass containers, unsupervised children under 12, running, horseplay, water guns, ball throwing, or loud and disruptive behavior.

Our security officers are monitored by the Security Team in real-time through our GPS locating app and Officer Metrics app system which includes real-time activity and incident reports, emailed daily to all stakeholders. All officers are vetted, trained, and licensed professionally to ensure the highest quality of standards and ethics to exceed your expectations.

COST ESTIMATE FOR SECURITY SERVICES

All Florida Security Services will furnish licensed, trained, vetted, and insured security officers, oversight management, and a detailed tracking and report system for the following fees below;

SECURITY SERVICES:

Unarmed Security Officers at various locations and schedules

SECURITY RATES:

Unarmed Officer	$28 per hour
Security Manager	Included
Supervisor, Quality Control Officer	Included
Dispatch and Administration	Included
Client Portal and Emailed Reports	Included
GPS Locating & Real-Time Reporting	Included
Body Camera	$25 per week
Marked Patrol Vehicle	$349/week (optional)

All aspects of this proposal are adjustable and customizable to suit your needs; Please call to discuss particulars.

ACCEPTANCE:

Acceptance of this proposal may only be conducted from authorized personnel or agent of this company. Please identify the name of whom has such authorization to complete this contractual agreement here.

AUTHORIZED AGENT:

Print Name & Title:_____

Signature & Date:_____

BILLING STANDARDS

TERMS:

Short-Term & Long-Term Contracts: First week paid in advance. Thereafter, invoices are emailed on Mondays with a Net 7 payment.

Invoices must be paid within the specified time frame to avoid service interruption or cancellation of services and a 5% late fee assessment.

PAYMENT OPTIONS:

- Corporate ACH Deposit
- Debit or Credit card on file (CC's incur a 3.5% fee)
- Mail check to our Post Office Box

LEGAL HOLIDAYS:

All Holidays are paid at a Time and a Half Rate.
The 11 Holidays are: New Year's Eve & Day, Martin Luther King Jr. Day, Easter, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Eve & Day.

SALES TAX:

Florida Sales Tax is applied to all security hours by the county rate of security services provided per the State of Florida. **TAX EXEMPT**

REVISIONS:

Any revisions that you require to the scope of services or terms of this proposal shall be added as an Addendum.

DISCLAIMER:

This proposal does not include any additional billable hours, services, or equipment not included in the cost estimate.

CANCELLATION:

Please notify the Security Manager in writing of your intentions at the earliest time possible if an event cancelation must be made, preferably a minimum of 30 days advanced notice. Cancelations without notice or within 24 hours of detail may incur a penalty fee that would be deduted from your deposit determined by the number of officers contracted.



ALL FLORIDA SECURITY SERVICES, INC.

Office Location:

6971 Hancock Drive, Port St. Lucie, FL 34952

Mailing Address:

PO Box 880814, Port St. Lucie, FL 34988

772-595-5335

Richard@SecurityInFlorida.com

www.AllFloridaSecurity.com

@AllFloridaSecurity

#AllFloridaSecurity #SecurityInFlorida

MAILBOXES, SIGNS & SITE AMENITIES
Phone: (724) 537-0200
customerservice@forsite.us
www.mailboxesandsigns.com

Quotation # JF5046RREV2
Date: 09/04/2026
Customer Ref # / name: SPEED LIMIT SIGN ASSEMBLIES
Quotation prepared for: WATERSTONE

PORT ST LUCIE FL

Quotation from: JOE FRITSCHE
Contact information: 813-245-1974
Form Name: FFL #65

Assembly QTY	Drawing #	Assembly Model		Description	Finish	Unit Assembly Price	Total Assembly Price
	SPEED LIMIT SIGN ASSEMBLIES						
11		SM-412*TSB17*WRB-8*OTHER*OTHER*TSB1	Includes:	12' H x 3" O/D SMOOTH POLE	BLK	$ 651.47	$ 7,166.14
				CROWN W/ SMALL ACORN TOPPER FOR 3"O/D POLE	BLK		
				10&1/4" AMERICANA BASE FOR 3" O/D POLE	BLK		
	SR2-1X243085H20			24" X 30" SPEED LIMIT SIGN BLADE - 20MPH	N/A		
	900-240650			24" X 6" RESIDENTIAL SIGN BLADE -HALL	N/A		
				SIGN BRACKET (SET OF 2) FOR 3" O/D ROUND POLE	BLK		
	INSTALLATION						
11		INSTALL ST SIGN-A*OTHER	Includes:	STREET SIGN INSTALLATION - TYPE A	N/A	$ 347.68	$ 3,824.50
				TRIP FEE	N/A		
	*3.5% Surcharge applied on credit card transactions						

Subtotal			$ 10,990.64
Shipping and Handling	PPD-to	34986	$ 1,320.00
Sales Tax	**7.000%**		$ 861.74
Total			$ 13,172.38

Payment Terms
-100% due at time of order

*****To order: Please complete the required information below*****

E-mail to: customerservice@forsite.us or mail to FORSITE, 1634 Latrobe-Derry Road, Loyalhanna, PA 15661

Payment Method –(Order will not be placed into production until receipt of payment)

☐ ACH - Please send me instructions

☐ Check or money order-Remit to FORSITE, 1634 Latrobe-Derry Road, Loyalhanna, PA 15661

☐ Credit card – Please complete credit card release form (attached)

The above quotation has been reviewed, agreed to and accepted by:

Quotation Number JF5046RREV2

PO No. _____

Signature _____

Print Name _____

Date _____

Ship To / Install at **Same as above unless noted**

Address _____

_____

Contact Name _____

Telephone _____

Email: _____

Bill To **Same as above unless noted**

Address _____

_____

Contact Name _____

Email _____

DISCLOSURE STATEMENT

*Quote valid for 10 calendar days. * Not responsible for typographical errors. This quotation covers only those items listed above.
No other uses, specifications, abilities or guarantees are to be implied other than which is stated in writing from Forsite.
This document contains confidential and proprietary information that is the property of Forsite. It may not be shared, copied or used in whole or in part with third parties without the expressed written consent of Forsite.
Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.
INSTALLATIONS: If any obstacles (sub-surface or otherwise) are encountered that impede the progress of the job more than 15 minutes, the contractor will inform client and request that a change order be executed on a time and material basis
Hourly rate will be specified on this change order. Furthermore, Forsite will not be held responsible for any damage to the following: shrubbery, decorative plants, underground sprinkler heads, irrigation, television/phone cables, septic tanks, or unmarked buried utilities.

FASTSIGNS
Make Your Statement

10000 S US Hwy 1
Port St. Lucie, FL 34952
(772) 837-9779

ESTIMATE
Est:-6495

fastsigns.com/2406

Payment Terms: Cash Customer

Created Date: 9/29/2026

DESCRIPTION: Speed Limit Signs w/ Pole and Base - Installed

Bill To: Waterstone CDD
1860 SW Fountainview Blvd
#83
Port St Lucie, FL 34986
US

Installed: Waterstone CDD
1860 SW Fountainview Blvd
#83
Port St Lucie, FL 34986
US

Requested By: Monique Lesnansky
Email: mlesnansky@calmfla.com
Work Phone: (954) 721-8681 x 233
Tax ID: 85-8013634482C-6

Salesperson: Gus Hernandez
Email: gustavo.hernandez@fastsigns.com
Cell Phone: 7728379778

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Speed Limit sign - 8ft Pole w/ Base & Spear Finial (11) SS	11	$1,169.89	$12,868.79

Subtotal:	$12,868.79
Taxes:	$0.00
Grand Total:	$12,868.79

Thank you for your business -
As soon as you make a payment it cannot be changed to cancelled.
All Deposits are Non-Refundable.
Design & Production on a project will not begin until the customer's deposit has been received and their accounts are current. Once the project is cleared to progress, proofs will be sent to the customer for approval. You are entitled to up to 3 revisions; after 3 revisions will be considered additional Graphic Design charge. After the proofs are approved, the project will be released to production and given an estimated completion date.
Unless otherwise stated, payment terms are as follows:
If your order is under $1000, we require full payment upfront to start design on your project. A 60% deposit is due on orders greater than $1,000. The remaining balance is due at pick-up or delivery. The order will not get processed unless the deposit has been made.
Your order is custom-made, and it cannot be returned or refunded.

Signature: _____ **Date:** _____

All payments are due upon the terms of this invoice. Estimate is valid for 7 days.
Thank you for giving FASTSIGNS of Port St Lucie a chance to earn your business!

FASTSIGNS
Make Your Statement

10000 S US Hwy 1
Port St. Lucie, FL 34952
(772) 837-9779

ESTIMATE
Est:-6458

fastsigns.com/2406

Payment Terms: Cash Customer

Created Date: 9/20/2026

DESCRIPTION: No Fishing Signs - Installed

Bill To: Waterstone CDD
1860 SW Fountainview Blvd
#83
Port St Lucie, FL 34986
US

Installed: Waterstone CDD
Waterstone CDD
8851 Waterstone Blvd.
Fort Pierce, FL 34951
US

Requested By: Monique Lesnansky
Email: mlesnansky@calmfla.com
Work Phone: (954) 721-8681 x 233
Tax ID: 85-8013634482C-6

Salesperson: Gus Hernandez
Email: gustavo.hernandez@fastsigns.com
Cell Phone: 7728379778

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	No Fishing - Aluminum .063 White 12"w x 18"h (20) SS w/ U-Channel Post	20	$202.238	$4,044.76

Subtotal:	$4,044.76
Taxes:	$0.00
Grand Total:	$4,044.76

Thank you for your business -
As soon as you make a payment it cannot be changed to cancelled.
All Deposits are Non-Refundable.
Design & Production on a project will not begin until the customer's deposit has been received and their accounts are current. Once the project is cleared to progress, proofs will be sent to the customer for approval. You are entitled to up to 3 revisions; after 3 revisions will be considered additional Graphic Design charge. After the proofs are approved, the project will be released to production and given an estimated completion date.
Unless otherwise stated, payment terms are as follows:
If your order is under $1000, we require full payment upfront to start design on your project. A 60% deposit is due on orders greater than $1,000. The remaining balance is due at pick-up or delivery. The order will not get processed unless the deposit has been made.
Your order is custom-made, and it cannot be returned or refunded.

Signature: _____ **Date:** _____

All payments are due upon the terms of this invoice. Estimate is valid for 7 days.
Thank you for giving FASTSIGNS of Port St Lucie a chance to earn your business!

10000 S US Hwy 1
Port St. Lucie, FL 34952
(772) 837-9779

ESTIMATE
Est:-6458

fastsigns.com/2406

Payment Terms: Cash Customer

Created Date: 9/20/2026

DESCRIPTION: Guest/Residents Entrance Sign & No Fishing Signs - Installed

Bill To: Waterstone CDD
1860 SW Fountainview Blvd
#83
Port St Lucie, FL 34986
US

Installed: Waterstone CDD
Waterstone CDD
8851 Waterstone Blvd.
Fort Pierce, FL 34951
US

Requested By: Monique Lesnansky
Email: mlesnansky@calmfla.com
Work Phone: (954) 721-8681 x 233
Tax ID: 85-8013634482C-6

Salesperson: Gus Hernandez
Email: gustavo.hernandez@fastsigns.com
Cell Phone: 7728379778

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Guest/Resident Entrance Sign - Tip N Roll Portable Pole w/ Reflective 24"x24" Aluminum Sign	1	$758.98	$758.98
2	No Fishing - Aluminum .063 White 12"w x 18"h (20) SS w/ U-Channel Post	20	$202.24	$4,044.76

Subtotal:	$4,803.74
Taxes:	$0.00
Grand Total:	$4,803.74

Thank you for your business -
As soon as you make a payment it cannot be changed to cancelled.
All Deposits are Non-Refundable.
Design & Production on a project will not begin until the customer's deposit has been received and their accounts are current. Once the project is cleared to progress, proofs will be sent to the customer for approval. You are entitled to up to 3 revisions; after 3 revisions will be considered additional Graphic Design charge. After the proofs are approved, the project will be released to production and given an estimated completion date.
Unless otherwise stated, payment terms are as follows:
If your order is under $1000, we require full payment upfront to start design on your project. A 60% deposit is due on orders greater than $1,000. The remaining balance is due at pick-up or delivery. The order will not get processed unless the deposit has been made.
Your order is custom-made, and it cannot be returned or refunded.

Signature: _____ **Date:** _____

All payments are due upon the terms of this invoice. Estimate is valid for 7 days.
Thank you for giving FASTSIGNS of Port St Lucie a chance to earn your business!

FASTSIGNS
Make Your Statement

10000 S US Hwy 1
Port St. Lucie, FL 34952
(772) 837-9779

ESTIMATE
Est:-6458

fastsigns.com/2406

Payment Terms: Cash Customer

Created Date: 9/20/2026

DESCRIPTION: Guest/Residents Entrance Sign & No Fishing Signs - Installed

Bill To: Waterstone CDD
1860 SW Fountainview Blvd
#83
Port St Lucie, FL 34986
US

Installed: Waterstone CDD
Waterstone CDD
8851 Waterstone Blvd.
Fort Pierce, FL 34951
US

Requested By: Monique Lesnansky
Email: mlesnansky@calmfla.com
Work Phone: (954) 721-8681 x 233
Tax ID: 85-8013634482C-6

Salesperson: Gus Hernandez
Email: gustavo.hernandez@fastsigns.com
Cell Phone: 7728379778

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Guest/Resident Entrance Sign - Square Base (Asphalt anchors & Epoxy) Pole w/ Reflective 24"x24" Aluminum Sign	1	$1,145.98	$1,145.98
2	No Fishing - Aluminum .063 White 12"w x 18"h (20) SS w/ U-Channel Post	20	$202.24	$4,044.76

Subtotal:	$5,190.74
Taxes:	$0.00
Grand Total:	$5,190.74

Thank you for your business -
As soon as you make a payment it cannot be changed to cancelled.
All Deposits are Non-Refundable.
Design & Production on a project will not begin until the customer's deposit has been received and their accounts are current. Once the project is cleared to progress, proofs will be sent to the customer for approval. You are entitled to up to 3 revisions; after 3 revisions will be considered additional Graphic Design charge. After the proofs are approved, the project will be released to production and given an estimated completion date.
Unless otherwise stated, payment terms are as follows:
If your order is under $1000, we require full payment upfront to start design on your project. A 60% deposit is due on orders greater than $1,000. The remaining balance is due at pick-up or delivery. The order will not get processed unless the deposit has been made.
Your order is custom-made, and it cannot be returned or refunded.

Signature: _____ **Date:** _____

All payments are due upon the terms of this invoice. Estimate is valid for 7 days.
Thank you for giving FASTSIGNS of Port St Lucie a chance to earn your business!

Platinum Fitness Equipment LLC
13435 SW Vermillion Circle
Port St. Lucie, Florida 34987
914-882-1819

Sales Quote
Submitted on 10/23/26

Sales Quote For	Payable to	Sales Quote#
Monique Lesnansky	Platinum Fitness	2112
Waterstone CDD	Equipment LLC	
1860 Sw Fountainview Blvd #83	**Project**	**Due date**
Port St. lucie, Florida 34986	Treadmill	
954-721-8681		

Description	Qty	Unit price	Total price
Spirit CT800 w/ LED Display	1	$3,595.00	$3,595.00
Full Commercial Treadmill			
BodyCraft T1100 w/LED Display	1	$4,395.00	$4,395.00
Full Commercial Treadmill			
7% sales tax will be added to total.			

Notes:	Pricing includes freight, delivery and removal of 1 old treadmill.	Subtotal	
		Adjustments	

ESTIMATE	#709
ESTIMATE DATE	Sep 22, 2026
SERVICE DATE	Sep 22, 2026

Waterstone
8851 Waterstone Blvd
Fort Pierce, FL 34951

(415) 871-8143
mlesnansky@calmfla.com

CONTACT US

5484 nw empress circle
port saint lucie, FL 34983

(772) 323-1567
Campbellcoolingandheating@gmail.com

ESTIMATE

evaluation

Services	qty	unit price	amount
Air Conditioner - A/C Service Call commercial	1.0	$0.00	$0.00

found 3 systems with two not operating found thermostat not wired properly blower motor on unit 1 is not ramping up causing the system to go into low pressure left outside breaker off all systems are contaminated with biological growth due to age and condition the recommendation is to replace all 3 units and ductwork

it is also reamended to add a dehumidifier to keep the humidity level down in attic crawl space so this doesn't happen again

it is recommended to split all systems to there own thermostat with metal lock boxes we could run the thermostats in a closet and use remote sensors

Services subtotal: $0.00

Total **$0.00**

new systems and ductwork

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as $669.33/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
new systems	1.0	$32,520.00	$32,520.00

Lennox
strait cool single stage
ML14kc1-048
cbk45uhet-048
pad
10kw heater
pan
2 float switches
digital thermostat
14.7seer2
AHRI#215581128
size breakers to code

1 year labor warranty
1 year parts warranty

Lennox
strait cool single stage
ML14kc1-048
cbk45uhet-048
pad
10kw heater
pan
2 float switches
digital thermostat
14.7seer2
AHRI#215581128
size breakers to code
1 year labor warranty
1 year parts warranty

Lennox
strait cool single stage
ML14kc1-060
cbk45uhet-060
pad
10kw heater
pan
2 float switches
digital thermostat
13.8seer2
AHRI#215582474
size breakers to code
1 year labor warranty
1 year parts warranty

permits and inspections

ductwork removal of old ductwork and disposal new supply and return plenums new return and supply ductwork	1.0	$18,150.00	$18,150.00

Services subtotal: $50,670.00

Subtotal	$50,670.00
Total	**$50,670.00**

What's your comfort level?

Docusign Envelope ID: 0295C4CD-F6A0-8CD1-8105-EAFCD3E9A202

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Waterstone Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Waterstone Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman	**Colton Case**	Seat #1	Term Expires: 11-2026
Vice Chair	Joann DeRosa	GE Seat 3	Term Expires: 11-2028
Assistant Secretary	Robert Frein	Seat 2	Term Expires: 11-2026
Assistant Secretary	Richard Douglas Johnson	Seat 4	Term Expires: 11-2028
	Open Seat	GE Seat 5	Term Expires: 11-2028
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	Andressa Hinz Philippi	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

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Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT, THIS 13th DAY OF August 2026.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6A8AF42913384FA...
Print name: Colton Case
Chairman / Vice Chairman

DocuSigned by:
Andressa Hinz Philippi
87D36659F55A4C5...
Print name: Andressa Hinz Philippi
Secretary / Assistant Secretary

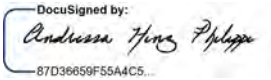
Certificate Of Completion

Envelope Id: 0295C4CD-F6A0-8CD1-8105-EAFCD3E9A202
Status: Completed
Subject: Waterstone: Complete with Docusign: Resolution 2026-10 Electing.docx
Source Envelope:
Document Pages: 2
Signatures: 2
Certificate Pages: 2
Initials: 0
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EnvelopeId Stamping: Enabled
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Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/4/2026 12:37:18 PM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:5089:72b:b6ac:c0f1	Sent: 9/4/2026 12:38:37 PM Viewed: 9/8/2026 7:23:09 AM Signed: 9/8/2026 7:23:28 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:c156:e177:10f0:f4ac	Sent: 9/4/2026 12:38:36 PM Resent: 9/9/2026 5:44:31 AM Resent: 9/11/2026 9:00:40 AM Viewed: 9/14/2026 7:06:10 AM Signed: 9/14/2026 7:06:53 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/4/2026 12:38:37 PM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	9/14/2026 7:06:10 AM
Signing Complete	Security Checked	9/14/2026 7:06:53 AM
Completed	Security Checked	9/14/2026 7:06:53 AM

Payment Events	Status	Timestamps

Docusign Envelope ID: 0AFB77FC-C09D-8BF4-8377-E1B25732534E

AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ("District")** and **MAID IN PARADYSE LLC** ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor $100 per service as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **TERM.** This Agreement shall become effective on the Effective Date, remain in effect through September 30, 2026, and automatically renew each District fiscal year thereafter for up to six (6) additional one-year terms, unless terminated earlier in accordance with the terms of this Agreement.

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Lucie County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD

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SUNRISE, FL 33351.

12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS.** The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6A8AF42813384FA...

By: Colton Case

Its: ☒ Chair ☐ Vice Chair

Date: 2026-09-04

MAID IN PARADYSE LLC

By: _____

Its: _____

Date: _____

Exhibit A: Scope
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

Docusign Envelope ID: 0AFB77FC-C09D-8BF4-8377-E1B25732534E

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Waterstone CDD

COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR INFORMAL QUOTE

MAID IN PARADYSE, CLEANING SERVICE

Quote Request Number	[INSERT NUMBER OR "N/A"]
From (District)	WATERSTONE COMMUNITY DEVELOPMENT DISTRICT
District/Management Address	8851 Waterstone Blvd., Fort Pierce, FL 34951
To (Vendor)	Maid in Paradsye
Vendor Contact	Anthony Paradyse, Owner, paradyseant@gmail.com
Issue Date	July 22, 2026
Questions Due	N/A"
Quote Due	08/05/2026, 12:00 PM EST
Submission Method	EMAIL
District Contact	Monique Lesnansky, Field Operations, MLesnansky@calmfla.com

This informal request is intended for purchases or services below the applicable formal solicitation threshold. It is not a formal RFP, invitation to bid, or guarantee of award.

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WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

1. INFORMAL QUOTE REQUEST LETTER

Date	July 22, 2026
To	MAID IN PARADYSE
Attention	Anthony Paradyse, Owner
Email	paradyseant@gmail.com
From	WATERSTONE COMMUNITY DEVELOPMENT DISTRICT
Subject	Informal Quote Request – Cleaning Service

Dear Maid in Paradyse:

Waterstone Community Development District (the "District") is requesting a written quote for twice weekly cleaning service. This request is being issued as an informal procurement for an anticipated purchase below the District's applicable formal solicitation threshold.

Please review the requested scope, schedule, pricing form, and general conditions included in this document. Submit your completed quote no later than August 5, 2026 by email to Monique Lesnansky - Mlesnansky@calmfla.com and Andressa Hinz Philippi - ahphilippi@gmssf.com.

The District may request clarification, negotiate scope or pricing, obtain additional quotes, reject any or all quotes, or cancel this request without award. No vendor is authorized to begin work until the District issues a written notice to proceed, purchase order, work authorization, or fully executed agreement, as applicable.

Thank you for your interest in serving the District.

Sincerely,

Monique Lesnansky, Field Operations

Waterstone Community Development District

2. PROJECT AT A GLANCE

Project / Service	Twice a week facility cleaning
Location(s)	Waterstone Clubhouse, 8851 Waterstone Blvd., Fort Pierce, FL 34951
Requested Start	As soon as authorized
Completion / Service Term	[INSERT DATE, DURATION, OR TERM]
Estimated Budget, if disclosed	$100.00 Per Service
Site Visit	NOT APPLICABLE
Quote Validity	Every Sunday and Monday

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Exhibit B: Certificate of Insurance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/13/2026

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

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

PRODUCER	Simply Business 53 State Street 19th Floor Boston, MA 02109	CONTACT NAME:	Simply Business
		PHONE (A/C, No, Ext):	(866) 538-7491 FAX (A/C, No):
		E-MAIL ADDRESS:	contactus@simplybusiness.com
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A :	Spinnaker Insurance Company 24376
INSURED	Maid In Paradyse 601 Hernando St 1 Fort Pierce, Florida 34949	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			HBW3544202XB5	05/11/2026	05/11/2027	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	$2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	
	DED RETENTION							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A						E.L. EACH ACCIDENT	
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
	PROFESSIONAL LIABILITY						EACH CLAIM	
							AGGREGATE	

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

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit C: Public Integrity Affidavit

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I Laurie Paradyse (insert name) as Owner (insert title) on behalf of Maidin Paradyse (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
   a. Using or threatening to use physical force against any person;
   b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   e. Causing or threatening to cause financial harm to any person;
   f. Enticing or luring any person by fraud or deceit; or
   g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
   a. Is not owned by the government of a foreign country of concern;
   b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
   c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

STATE OF FLORIDA
COUNTY OF Indian River

SWORN TO AND SUBSCRIBED before me X in person or ____ online notarization by LAURIE PARADYSE as Owner on behalf of MAIDIN PARADISE, who is personally known to me or who produced ____ as identification this 2nd day of September, 2022.

(Notary Seal)

Notary Public

SANDRA KARINA MURCH
Notary Public - State of Florida
Commission # HH 338165
My Comm. Expires Mar 11, 2027

Certificate Of Completion

Envelope Id: 0AFB77FC-C09D-8BF4-8377-E1B25732534E
Status: Completed
Subject: Waterstone: Complete with Docusign: Agreement and Affidavit_executed_09.02.2026.pdf
Source Envelope:
Document Pages: 6
Signatures: 1
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/4/2026 5:19:07 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:d067:a9df:9fda:abdb	Sent: 9/4/2026 5:25:39 AM Viewed: 9/4/2026 9:26:17 AM Signed: 9/4/2026 9:26:32 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	COPIED	Sent: 9/4/2026 9:26:34 AM Viewed: 9/4/2026 9:27:31 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/4/2026 5:25:39 AM
Certified Delivered	Security Checked	9/4/2026 9:26:17 AM
Signing Complete	Security Checked	9/4/2026 9:26:32 AM
Completed	Security Checked	9/4/2026 9:26:34 AM

Payment Events	Status	Timestamps

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AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ("District")** and **ELITE HOLIDAY DECOR, INC. DBA ELITE CHRISTMAS LIGHTING** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor **$5,999.69** as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **TERM.** This Agreement shall remain in effect through completion of the Services set forth in Exhibit A

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Lucie County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD SUNRISE, FL 33351.

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12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6A8AF4291338 4FA...

By: Colton Case

Its: ☒ Chair ☐ Vice Chair

Date: 2026-09-22

CONTRACTOR

Signed by:
Tony Schnur
EB6A4FB18AE3453...

By: Tony Schnur

Its: President

Date: 2026-09-21

Exhibit A: Scope
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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Elite Christmas Lighting

1607 91st Ct. | Vero Beach, Florida 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

RECIPIENT:

Waterstone CDD
8851 Waterstone Boulevard
Fort Pierce, Florida 34951

SERVICE ADDRESS:

8851 Waterstone Boulevard
Fort Pierce, Florida 34951

Estimate #6214	
Sent on	08/19/2026
Total	**$5,999.69**

Docusign Envelope ID: 8E52B5FE-302D-8A79-8200-C149D1E1DD72

Elite Christmas Lighting
1607 91st Ct. | Vero Beach, Florida 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

Welcome to Elite Christmas & Landscape Lighting

Why Choose Us?

Elite Christmas & Landscape Lighting has been illuminating homes and businesses with professional lighting solutions since 2011. With experience spanning from Jacksonville to Miami, we have successfully completed thousands of projects for a wide range of clients, including celebrity homeowners, municipalities, shopping centers, hospitals, restaurants, botanical gardens, hotels, and more!

Expertise & Professionalism You Can Trust

Locally Owned & Operated – Led by our CLIPA-certified designer, Tony Schnur, our company is committed to delivering top-tier service with a personal touch.

Fully Insured & Certified – We carry commercial general liability, auto, and workers' compensation insurance, ensuring your project is handled safely and professionally. Be sure to verify all certificates as we have seen other installation companies passing off fraudulent certificates.

In-House, Highly Trained Staff – Our team is composed of experienced professionals, not subcontractors. Many of our seasonal installers return year after year, maintaining the highest standards of quality and safety. Each employee undergoes rigorous safety and training programs before every season.

Unmatched Customer Service

Rapid Response & Reliability – With six or more installation crews, we can respond to service calls promptly, often within the same day.

Year-Round Administrative Support – Our dedicated team is always available to assist you, ensuring seamless communication and service at any time of the year.

Superior Products & Innovation

Exclusive Holiday Lighting & Décor – As a distributor of our own brand of holiday lighting and décor, we maintain two fully stocked warehouses. This guarantees product availability without long ordering delays.

Durable & High-Quality Materials – We continuously innovate to offer the best commercial-grade lighting and décor, specifically designed to withstand Florida's harsh climate.

Proven Excellence – Our quality and dedication are reflected in our stellar reputation, with over 100 five-star Google reviews from satisfied customers.

Experience the Elite difference—where expertise, quality, and customer satisfaction shine bright! Contact us today to elevate your holiday and landscape lighting to the next level.

Product/Service	Description	Qty.	Unit Price	Total
2 Monument Walls and Pillar caps: Outlined with	Commercial Grade C9 warm white LED lights 12" Spacing (Priced per foot, Approx 100 Ft)	100	$5.00	$500.00
2 Monument wall flower beds outlined with	Commercial grade C9 warm white LED stake lighting (Approx. 100ft)	100	$5.00	$500.00

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Elite Christmas Lighting

1607 91st Ct. | Vero Beach, Florida 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

Product/Service	Description	Qty.	Unit Price	Total
Monument Wall Pillars: With 4 Commercial grade 36" front facing wreaths	lit with 5mm warm white LED lights & 12" premium red structure bow	4	$199.99	$799.96
Front Median Circle: 1 Date Palm base wrapped with	Commercial Grade 5mm LED Red lights (Approx. 10 sets)	10	$35.00	$350.00
Median Circle: 6 Palm trees base wrapped with	Commercial grade 5mm LED warm white lights (Approx. 9 ea. / 54 total sets)	54	$35.00	$1,890.00
Guard Shack: Roofline Gutter Outlined with	Commercial grade C9 LED's 12" Spacing (Priced per foot, approx. 80 ft)	75	$6.00	$450.00
Next to Guard house: 1 Palm tree base wrapped with	Commercial Grade 5mm LED green lights (Approx. 7 sets)	7	$35.00	$245.00
Clubhouse: Front Facing Roofline Outlined with	Commercial grade C9 LED's 12" Spacing (Priced per foot, approx. 150 ft)	100	$6.00	$600.00
Clubhouse front left & right windows: Commercial grade 48" Wreaths	lit with 5mm warm white LED lights & 18" premium red structure bow	2	$279.99	$559.98
Zip Wire (for making custom cut extension cords)	Green / per foot pricing	100	$0.35	$35.00
Commercial grade photocell timer		5	$13.95	$69.75

Subtotal	$5,999.69
Tax Exempt (0.0%)	$0.00
Total	**$5,999.69**

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Elite Christmas Lighting

1607 91st Ct. | Vero Beach, Florida 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

Reviews

Bridget Maguire



Our first experience with professional Christmas lighting and we are thrilled! Tony (the owner) is wonderful and came over to the house within a day of requesting lights to scope out the property and offered great suggestions on which trees and areas to light. Within two days, Elite's team was over to install lighting. They are incredibly professional, efficient, and created the most beautiful and upscale lighting display. This has instantly become a new holiday tradition we will look forward to for years to come!

Jasseny Perez



So glad we went with Elite Christmas Lighting. They got me a quote the same day and installed the following week! In December!! Professional, reasonably priced and did an amazing job! Will definitely use them again next year for my community. :)

Nancy Halliwell



Elite has installed lights for me for several years. They've been quite reliable, and did an extra good job this year.

This estimate is valid for 30 days, prices may be subject to change.

Returned checks will be charged a $75.00 Non-Sufficient funds fee.
Customer is required to make a minimum deposit equal to 50% of the total project cost at the time of booking, prior to commencement of installation. (Installation dates are first come, first served and will not be reserved until full deposit payment is received.) Deposits are non-refundable

Remaining 50% (or balance) of total project cost is due in full the day of project completion. Accounts not paid within terms are subject to a 1.5% monthly finance charge.

If final payment is not made within a timely manner Elite Christmas Lighting reserves the right to remove all decorations immediately with no refund of prior payments. In the event payment is not made and decorations are removed the customer is still liable for full payment of agreed contract price. Customer will be responsible for any collection fees and or legal expenses required to resolve non payment.

Elite Christmas Lighting, as part of the services provided to the customer, will install and remove all lighting, décor, and other miscellaneous equipment. Removal of decor will begin on January 2nd, please advise if you would like to keep the decor beyond that date. Decor can not be kept up beyond the month of January.

Unless specifically stated the customer acknowledges that Elite Christmas Lighting, will not be liable for the removal or storage of any pre-existing lighting, décor, and other miscellaneous equipment belonging to the customer or venue, and not provided by Elite Christmas Lighting.

Customer is willfully requesting the services provided by Elite Christmas Lighting, and understands all risks (including personal injury and loss of personal property) associated with any and all lighting, décor, and other miscellaneous equipment. Customer releases Elite Christmas Lighting, from any known or unknown liability for injuries, loss or damage to personal property, which may occur during installation, use, or removal of all lighting, décor, and other miscellaneous equipment.

Customer understands all risks associated with the use of equipment such as vehicles, man-lifts, ladders, etc. And releases Elite Christmas Lighting from liability of damage to structures or landscaping, including sod, grass, and sidewalks.

Docusign Envelope ID: 8E52B5FE-302D-8A79-8200-C149D1E1DD72

Elite Christmas Lighting
1607 91st Ct. | Vero Beach, Florida 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

Elite Christmas Lighting reserves the right to use photo/video of the decor for promotional use.

Elite Christmas Lighting will maintain the lighting and equipment due to any lighting issues arising from natural failures of equipment and installation. (For example faulty light sets, or falling light strands) valid from date of installation to January 2nd.

Elite Christmas Lighting does not warranty lighting and decor failures due to GFI trips, power surges, lightning strikes, vandalism, cut wiring from landscapers, damage from storms/natural disasters/acts of god, misuse/tampering with equipment, or any other issue not caused by an Elite Christmas Lighting staff member.

Elite Christmas Lighting will service lighting issues as described above at the following rate: $100/hr for the first hour and $75/hr each additional hour plus cost of materials/supplies.

Customer understands it is their responsibility to have electrical outlets installed and in working order prior to the day of installation. All trees, shrubs, and landscaping should also be trimmed prior to the day of installation. (Trimming by Elite Christmas Lighting is an additional $75 / hour)

GFI outlets may trip when wet and we do everything possible to minimize this however, customers are responsible for resetting GFI's. All service calls that are due to GFI trips and unplugged lighting will be charged a service fee as described above.

Elite Christmas Lighting attempts to minimize any permanent fastening to buildings and structures however if deemed necessary will notify customer who will release Elite Christmas Lighting from any future claims arising from the use of such fasteners.

All lighting, décor, and other miscellaneous equipment will be leased to the customer however, Elite Christmas Lighting will retain full ownership of all equipment. (unless specifically stated)

The customer assumes full responsibility for potential damage and theft to all lighting, décor, and other equipment. If the equipment is damaged while in use by the customer, the customer will reimburse Elite Christmas Lighting for the full original price of the equipment damaged.

Customer acknowledges that they are entering into a legally binding contract with Elite Christmas Lighting and agrees to use their services for the full duration of the contract listed. Customer can not cancel this contract without the prior approval of Elite Christmas Lighting. Customer may change the design throughout the length of contract but agrees not to spend less than the predetermined amounts for the predetermined time. Elite Christmas Lighting may cancel this contract with customer at any time if determined necessary.

Signature: _____ **Date:** _____

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Exhibit B: Certificate of Insurance

Docusign Envelope ID: 8E52B5FE-302D-8A79-8200-C149D1E1DD72

Exhibit C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
    a. Is not owned by the government of a foreign country of concern;
    b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
    c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Signature

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
(Notary Seal) Notary Public

Certificate Of Completion

Envelope Id: 8E52B5FE-302D-8A79-8200-C149D1E1DD72
Status: Completed
Subject: Waterstone: Complete with Docusign: Christmas Lighting (Elite) - Waterstone CDD.docx
Source Envelope:
Document Pages: 9
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/21/2026 1:51:58 PM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	Signed by: Colton Case 8A8AF42913384FA... Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:7062:8f11:423b:9d50	Sent: 9/21/2026 1:55:19 PM Resent: 9/22/2026 7:03:05 AM Viewed: 9/22/2026 7:20:23 AM Signed: 9/22/2026 7:21:02 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Tony Schnur Sales@elitechristmaslighting.com President Security Level: Email, Account Authentication (None)	Signed by: Tony Schnur EB6A4F818AE34F3... Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:30e6:0:6ae:1ad0:73c8:b5b0	Sent: 9/21/2026 1:55:20 PM Viewed: 9/21/2026 2:21:25 PM Signed: 9/21/2026 2:23:04 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	COPIED	Sent: 9/22/2026 7:21:04 AM Viewed: 9/22/2026 7:22:12 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/21/2026 1:55:20 PM
Certified Delivered	Security Checked	9/21/2026 2:21:25 PM
Signing Complete	Security Checked	9/21/2026 2:23:04 PM
Completed	Security Checked	9/22/2026 7:21:04 AM

Payment Events	Status	Timestamps

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AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ("District")** and **JUSTINTIME PAINTING LLC** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor **$5,605.54** as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **TERM.** This Agreement shall remain in effect through completion of the Services set forth in Exhibit A

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Lucie County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD

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SUNRISE, FL 33351.

12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6AAAF4291338AEA
By: Colton Case
Its: ☒ Chair ☐ Vice Chair
Date: 2026-09-22

JUSTINTIME PAINTING LLC

JustinTime Painting LLC
DocuSigned by:
Justin Adams
CD5B313D7B21417...
By: Justin Adams
Its: JA
Date: 8/31/2026

Exhibit A: Scope
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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Proposal submitted to : WaterStone CDD Clubhouse
Address : 8851 Waterstone Blvd, Fort Pierce, FL 34951
Phone number : (415) 871-8143

Total paintable SQF: 4,152.25
Estimated gallons: 20.76
Projects pricing : $5,605.54

Our Proposal To You

JustinTime Painting LLC has proposed to service the exterior of your building. What's included is listed below. All paints, supplies and materials will be bought and provided by JustinTime Painting LLC. We require a 50% deposit upon signing the contract to ensure your dates are locked in and to buy any paints, supplies, or materials for getting started.

The remaining 50%; is due upon completion of your project.

Scope Of Work

Exterior of building;

- Exterior walls
- Soffits
- Fascia
- Gutters
- Downspouts
- Wood doors
- Accents/trim
- Repair two accent bands in entryway of building

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Exterior Preparation

- Pressure washing (To remove any dirt, oxidation, or contaminants from the walls).
- Plastic all exterior windows & lights (This ensures no overspray/paint getting on anything).
- Scrape, sand, caulk/fill all cracks or surfaces that need treatment.

Exterior Painting

- Raw/stained exterior surface(s) will be primed/sealed before the top-coat is applied.
- Paint soffits and fascia.
- Paint all exterior walls.
- Paint doors, trim, and accents.
- All exterior walls will be sprayed and back-rolled to ensure maximum coverage has been applied.

Product(s) Being Used

- Sherwin Williams Exterior SuperPaint in a "Satin" finish.

Upon Completion

• Once all areas are complete everything will receive a quality check by all team members.
• After all touch ups are done the extra paint goes straight to you, this helps in the situation of you loving your color so much you decide to try it somewhere else!

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Portfolios

Google: https://g.page/r/CQXtZPgqf25bEAo?id

Facebook: https://facebook.com/justintimepaintingfl

Instagram: http://instagram.com/JustinTimePaintingFL/

TikTok: https://www.tiktok.com/@justintimepaintingllc

Agreement

This contract is legally binding once signed by both parties.

JustinTime Painting LLC will complete all service(s) listed above. You as the client must agree to pay your deposit upon signing your contract. Failure to do so will result in the loss of your position and a complete reschedule if desired. Dates that are spoken about while on estimates are "estimated" not confirmed dates unless said so. Once your project is complete, you as the customer must pay the remaining balance that is due on this contract. Failure to do so may result in small/large claims court and all fees/taxes will fall onto you as the customer.

Workmanship Warranty

JustinTime Painting LLC gives a 2 year warranty on the surface preparation, application, and finished product of your exterior painting service from all cracking, peeling, and total preparation failure. If any of those resulting factors happen because of the previous guarantees JustinTime Painting LLC has made we will fix and finish the surface once more.

Disclaimers

- JustinTime Painting LLC cannot start, continue, or finish exterior projects when rain is expected. If your exterior surfaces are wet we will try to adapt to the conditions but some circumstances are out of our control.
- Scheduled dates may be pushed back or moved up due to weather conditions/cancellations.

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Warranty Voids

• Exterior Warranties are voided if any water leaks** arise in the "Warrantied Time Frame".
• If any water leaks arise while JustinTime Painting LLC is present on your project and affects the areas we have already serviced, JustinTime Painting LLC is not responsible for your projects water damage.
• If JustinTime Painting LLC has completed your project and water damage arises to the areas we serviced, JustinTime Painting LLC is not responsible for fixing the damages done by water.
• JustinTime Painting LLC is not responsible for bubbling, peeling, flaking, or total paint failure on a prepped/completed surface if moisture was already present on the surfaces before we apply any product. All surfaces must be dry from the inside-out for us to warranty your project.
• Our exterior warranty is voided on all surfaces that contain moisture such as; moisture between the original surface and the previous top-coat/primer, rotted/soft wood, hairline/cracks or settling cracks with moisture inside of the wall.

Scheduled Dates

• Scheduled dates are "Estimated" on the completion of other projects leading up to yours.
• JustinTime Painting LLC is not responsible for delays on start dates/completion dates.

Coatings/Application(s)

• JustinTime Painting LLC performs service(s) based off of this contract. Anything outside of the "Our Proposal To You" section and "Detailed Scope Of Work" section of this contract, JustinTime Painting LLC will not perform unless an "Additional Work Order" is agreed upon and signed by both parties.
• If your contract states a two-coat application will be performed on the interior of your home, it will receive two coats**. If coverage is not how you imagined after two coats, you may add additional coatings with an "Additional Work Order". Once priced out by JustinTime Painting LLC, both parties must sign the "Additional Work Order" section to lock-in written service(s).
• JustinTime Painting LLC is not responsible for paint product shortages. If the product you requested is "out of stock" and we are not able to get it we are not at fault.

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Oil-Based/Shellac Painting

• It is typically best to wait at least two to three days for the paint odors to dry and the fumes to subside from the environment, during this time you will want to avoid this area to minimize potential health effects. Oil-Based/Shellac paint isn't a good choice when painting while pregnant, because it contains harsh solvents. This type of paint gives off vapors, called volatile organic compounds (VOCs), that can cause headaches, eye irritation, nausea, dizziness and fatigue.
• Oil-Based/Shellac paint is not a good product to use around pregnant, ill, or people with health conditions. Avoid areas that have been painted with Oil-Based Products if you have any of these conditions.
• JustinTime Painting LLC is not responsible for any affects short term or long term, Oil-Based/Shellac painting can have on the body. If you the client agree to this product being used on your project(s), you are accepting all risks that come with this product.

Color Sample(s)

• All interior, exterior, and cabinet painting project(s) contracted through JustinTime Painting LLC are opted-in for color sample(s). This color consultation includes up-to 4 samples provided by JustinTime Painting LLC per client(s) request.
• If client(s) are requesting above the allotted 4-included samples they are then charged for each sample(s) and sample board(s) purchased.

Touch-Up Service(s)

• JustinTime Painting LLC performs a walkthrough at the end of every project. This ensures the areas worked in are tidy and you, the client are happy. If for any reason after the walkthrough is finished and we've left your home you notice a touch-up, we leave all additional paints at your home for that just-in-case moment.
• If the touch-up(s) are more than you can handle, we can come back at a discounted rate to fix up what you've noticed.
• Finished lighting: Finished lighting conditions are described as those in place when the project is finished. This includes, but is not limited to, design lighting (e.g., wall washers, spots and floods, etc.) and natural lighting (e.g., skylights, clear view windows, window walls, window treatments, etc.). PDCA, P9-04

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• Normal viewing position: For the purpose of inspection a normal viewing position shall be at eye level at a minimum of thirty-nine (39) inches or one (1) meter from the wall. Inspection lighting can be used as defined in this standard. PDCA, P9-04
• Inspection lighting: Illumination of the installed surface from an angle at an intensity sufficient to eliminate any shadowing that may be caused by other illumination striking the surface at any angle. PDCA, P9-04

Stop-Work Clause(s)/Agreements

• JustinTime Painting LLC is permitted to stop the work of any project in the case of racism, derogatory remarks, and project prevention.
• JustinTime Painting LLC is a professional house painting company that services the interior/exterior of homes in our Counties. Clients are not permitted to add input or suggest we work in any manner that is not of JustinTime Painting LLC's interior/exterior processes and systems other than what is contracted in signed agreements. If this clause is broken JustinTime Painting LLC holds the right to cancel and or stop the work-order of any signed agreement.

Social Media Content Clause(s)/Agreements

• JustinTime Painting LLC has portfolios across dozens of social media platforms, when you as the client sign our contracts you are giving us full permission and rights to post edited/unedited pictures/videos of your project across all of our social media platforms. Your name, address, phone number, and email will not be used in promotional content.

Signature

Once signed and dated by both parties this contract is legally binding. All above expectations, scopes of work, and payment agreement(s) must be upheld.

WaterStone CDD Clubhouse

Docusign Envelope ID: 5F4DD5AB-FC2E-84B4-826A-61DB58FC0930

Exhibit B: Certificate of Insurance

Docusign Envelope ID: 5F4DD5AB-FC2E-84B4-826A-61DB58FC0930

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/31/2026

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

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

PRODUCER	CONTACT NAME: Kimberly Jaglal	
First Choice Insurance Solutions Inc 5812 Stirling Rd Hollywood, FL 33021	PHONE (A/C, No, Ext): (954) 923-0906	FAX (A/C, No):
	E-MAIL ADDRESS: Commerical@fcisInc.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Spinnaker Insurance Company	
INSURED JUSTINTIME PAINTING LLC 2244 SE Haddon Street Port St. Lucie, FL 34984	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		CCG00034946	05/17/2026	05/17/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

Certificate holder is listed as additional insured.

CERTIFICATE HOLDER

Waterstone CDD
c/o Governmental Management Services – South Florida, LLC

5385 N Nob Hill Road
Sunrise FL 33351

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kimberly Jaglal

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Exhibit C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I, Justintime Painting (insert name) as Justintime painting (insert title) on behalf of Justintime painting (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
   a. Using or threatening to use physical force against any person;
   b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   e. Causing or threatening to cause financial harm to any person;
   f. Enticing or luring any person by fraud or deceit; or
   g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
   a. Is not owned by the government of a foreign country of concern;
   b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
   c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

Justintime painting
Signature

STATE OF Florida
COUNTY OF St Lucie

SWORN TO AND SUBSCRIBED before me X in person or ____ online notarization by Denise Brittain as ____ on behalf of Justin Adams, who is personally known to me or produced ____ as identification this 10 day of September, 2026.

Denise Brittain

DENISE BRITTAIN
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-20-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 433643

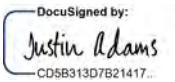
Certificate Of Completion

Envelope Id: 5F4DD5AB-FC2E-84B4-826A-61DB58FC0930
Status: Completed
Subject: Waterstone: Complete with Docusign: Exterior Painting (Justintime) - Notarized.pdf
Source Envelope:
Document Pages: 11
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/17/2026 6:50:43 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:7062:8f11:423b:9d50	Sent: 9/17/2026 6:55:07 AM Resent: 9/22/2026 7:02:30 AM Viewed: 9/22/2026 7:23:31 AM Signed: 9/22/2026 7:23:47 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Justin Adams Justintimepaintingllc@gmail.com JA JustinTime Painting LLC Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:4402:e450:d129:9da1:d02f:a2fd	Sent: 9/17/2026 6:55:08 AM Resent: 9/22/2026 7:02:31 AM Viewed: 9/23/2026 2:17:29 PM Signed: 9/23/2026 2:18:49 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	COPIED	Sent: 9/23/2026 2:18:50 PM Viewed: 9/23/2026 2:20:09 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/17/2026 6:55:08 AM
Certified Delivered	Security Checked	9/23/2026 2:17:29 PM
Signing Complete	Security Checked	9/23/2026 2:18:49 PM
Completed	Security Checked	9/23/2026 2:18:50 PM

Payment Events	Status	Timestamps

Docusign Envelope ID: 8B6DABB9-7052-8DB2-8276-EF8787DF87FA

AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ("District")** and **ATLANTIX STRUCTURAL LLC** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **TERM.** This Agreement shall remain in effect through completion of the Services set forth in Exhibit A

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Lucie County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD SUNRISE, FL 33351.

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12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6A84F4291338454...
By: Colton Case
Its: ☒ Chair ☐ Vice Chair
Date: 2026-09-22

ATLANTIX STRUCTURAL LLC

Signed by:
Gary Fischer
076ZAA266EE14E7...
By: Gary Fischer
Its: President
Date: 2026-09-28

Exhibit A: Scope
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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ATLANTIX STRUCTURAL, LLC

Approved contingent

PROPOSAL

Date: 08/07/2026
Project Name: Waterstone Preserve Area Post and Rope Fencing
Contact Person: Ryan Fischer
772-233-1755
E-Mail: gary@atlantix-structural.com, ryanfisch95@gmail.com
gary@schoolconstructioninc.com
Please send any correspondence to all.

Proposal Submitted To: Governmental Management Services-South Florida
ATTN: Matt Hans

Description of the Work Proposed

We propose to furnish equipment, labor and materials to install approximately 9,200 Lin Feet of Post and Rope Fencing according to the attached specifications, within the following qualifications:

- Rope to be installed in approximately 200' sections so as to allow isolated areas for future replacement if necessary.
- Survey, layout of fence locations to be provided by others.
- If required, Subcontractor and Supplier lien releases will be provided for previous billing period for which Contractor has been paid.
- Rope proposed to be UV treated 3 – strand tan/manilla polypropylene, ¾". Specifications included herein.
- Posts proposed to be 4X4 pressure treated lumber with spacing at 8" OC, 3 feet above existing grade. Installation outline specifications included herein.
- Included are reflective markers at 50' intervals for nighttime visibility.
- Need confirmation that the proposed alignment is permitted along the preserve boundary.
- One strand of above-described rope installed at approximately 28 – 32 inches above existing grade.
- Estimated work duration will be approximately 4 weeks, subject to roots encountered, utilities, wet conditions and access limitations.

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ATLANTIX STRUCTURAL, LLC

Exclusions:

- Permitting or engineering.
- Survey and/or layout.
- Major root removal or extensive vegetation clearing.
- Underground utility conflicts or relocation costs.
- Concrete foundations or vehicular crash barriers.
- Not responsible for easement encroachments.
- Potential material price escalations beyond proposal validity period.

This work scope can be completed for: $ 69,200.00

Sixty-Nine Thousand Two Hundred Dollars

Alternate pricing to utilize polyester rope: Add $ 6,500.00

Proposal valid for 30 days.

Thank you,

Ryan Fischer

Treat with Borate for termites

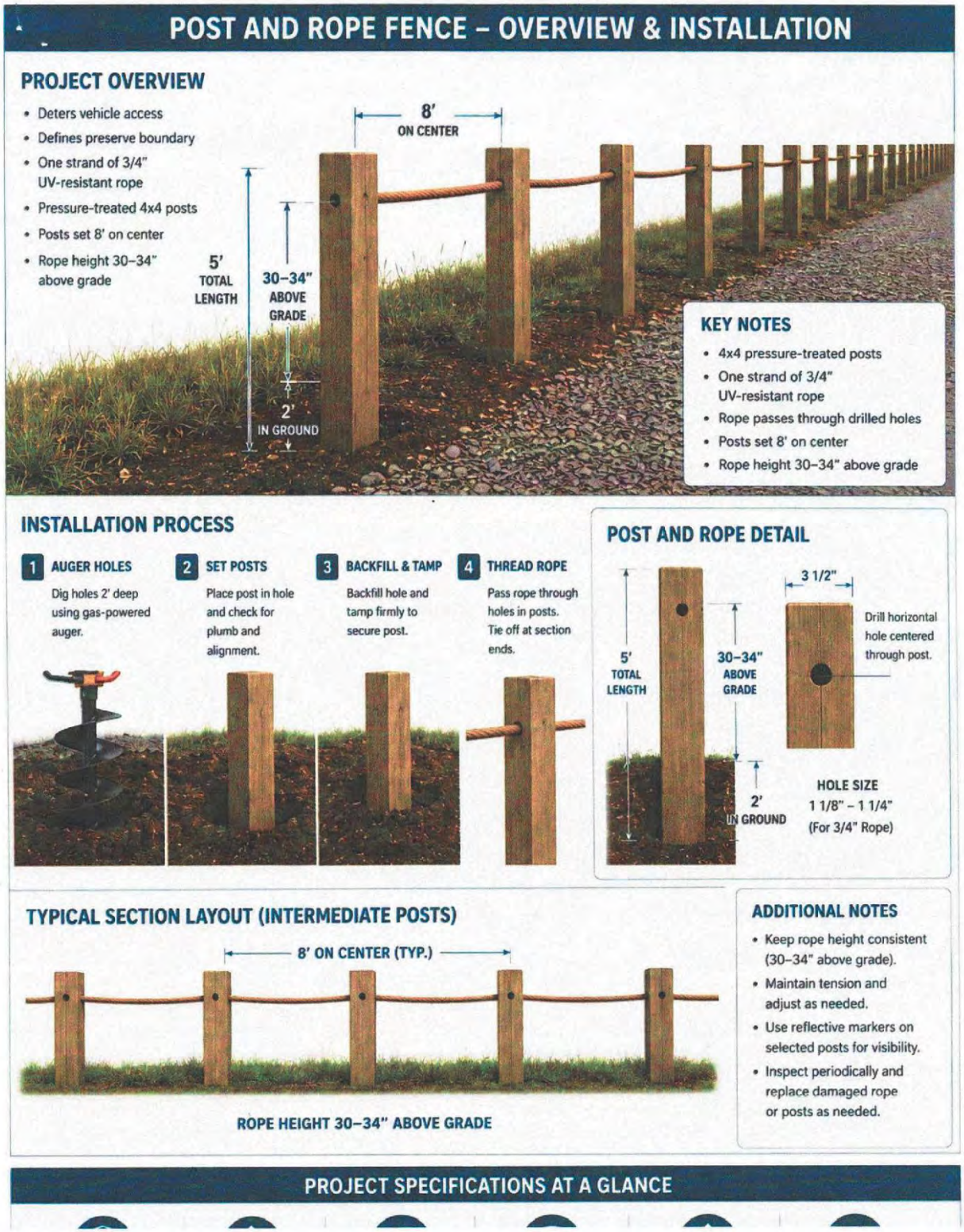
Atlantix Structural, LLC

3261 SW Water Edge Way | Palm City, FL 34990

561-722-6533

Docusign Envelope ID: 8B6DABB9-7052-8DB2-8276-EF8787DF87FA

Exhibit A: Scope



ALL POSTS TO BE BORATE PRESSURE TREATED POSTS TO PROTECT AGAINST TERMITES, FUNGAL DECAY, AND OTHER WOOD DESTROYING ORGANISIMS.

Docusign Envelope ID: 8B6DABB9-7052-8DB2-8276-EF8787DF87FA

Exhibit B: Certificate of Insurance

Docusign Envelope ID: 8B6DABB9-7052-8DB2-8276-EF8787DF87FA

Exhibit C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
   a. Using or threatening to use physical force against any person;
   b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   e. Causing or threatening to cause financial harm to any person;
   f. Enticing or luring any person by fraud or deceit; or
   g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
   a. Is not owned by the government of a foreign country of concern;
   b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
   c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Signature

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
(Notary Seal) Notary Public

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AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **WATERSTONE COMMUNITY DEVELOPMENT DISTRICT ("District")** and **SOLITUDE LAKE MANAGEMENT, LLC** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**").

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District.

3. **COMPENSATION.** As compensation for the Goods and Services described in this Agreement, the District agrees to pay the Contractor an amount not to exceed **$3,390.40** as set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

4. **TERM.** This Agreement shall remain in effect through completion of the Services set forth in Exhibit A

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Lucie County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD

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SUNRISE, FL 33351.

12. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. **AUDITS**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

16. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statues, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statues.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by: Colton Case
6ABAF42913384EA...

By: Colton Case

Its: ☒ Chair ☐ Vice Chair

Date: 2026-09-29

CONTRACTOR

DocuSigned by: Trina Duncan
8DE38EAEE1754EC...

By: Trina Duncan

Its: Business Manager

Date: 2026-09-28

Exhibit A: Scope
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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SCHEDULE A – SCOPE OF SERVICES

Initial Preserve Treatment:

1. The treatment will include all FLEPPC Category 1 & 2 species and nuisance vines.
2. All Species will be killed in place with an approved herbicide.
3. This proposal does not include debris removal or disposal.
4. Two (2) initial treatments will be performed.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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SCHEDULE B – PRICING SCHEDULE

Total Price: **$3,390.40** Price is valid for 60 days from the Effective Date

Due upon completion of each Task:

Task 1: (1st Initial Treatment)	$1,695.20	(August 2026)
Task 2: (2nd Follow-up Treatment)	$1,695.20	(August 2026)

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Exhibit B: Certificate of Insurance

Docusign Envelope ID: A608E703-A7E2-894D-80B3-A974B675C7DF

Exhibit C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
   a. Using or threatening to use physical force against any person;
   b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   e. Causing or threatening to cause financial harm to any person;
   f. Enticing or luring any person by fraud or deceit; or
   g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
   a. Is not owned by the government of a foreign country of concern;
   b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
   c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Signature

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
(Notary Seal) Notary Public

Certificate Of Completion

Envelope Id: A608E703-A7E2-894D-80B3-A974B675C7DF
Status: Completed
Subject: Waterstone: Complete with Docusign: Lake Maintenance (SOLitude) - Waterstone CDD.docx, Preserve Trea
Source Envelope:
Document Pages: 27
Signatures: 5
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/28/2026 6:05:18 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 87D36659F55A4C5...	Sent: 9/28/2026 6:14:51 AM Resent: 10/1/2026 6:14:46 AM Viewed: 10/1/2026 6:46:56 AM Signed: 10/1/2026 6:47:24 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:f5b7:810f:d2a9:1a53 Signed using mobile	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	Signed by: 8A8AF42913384FA...	Sent: 9/28/2026 6:14:52 AM Viewed: 9/29/2026 7:23:03 AM Signed: 9/29/2026 7:23:43 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:a90d:95d5:6339:b7c3	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Trina Duncan tduncan@solitudelake.com Business Manager Solitude Lake Management LLC Security Level: Email, Account Authentication (None)	DocuSigned by: 8DF38FAEE1754EC...	Sent: 9/28/2026 6:14:52 AM Viewed: 9/28/2026 6:23:48 AM Signed: 9/28/2026 6:25:36 AM
	Signature Adoption: Pre-selected Style Using IP Address: 98.190.54.165	
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/28/2026 6:14:53 AM
Certified Delivered	Security Checked	9/28/2026 6:23:48 AM
Signing Complete	Security Checked	9/28/2026 6:25:36 AM
Completed	Security Checked	10/1/2026 6:47:24 AM

Payment Events	Status	Timestamps

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AMENDED AND RESTATED AGREEMENT BETWEEN WATERSTONE COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC, FOR LAKE MAINTENANCE SERVICES

THIS AGREEMENT (the "**Agreement**") is made and entered into effective as of October 1, 2026 by and between:

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 5385 N Nob Hill Road, Sunrise, FL 33351 ("**District**"); and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, with an address of 1253 Jensen Drive, Suite 103, Virginia Beach, Virginia 23451 (the "**Contractor**," together with District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District currently owns, operates, and maintains stormwater management facilities within the boundary of the District as shown on **Exhibit A**, attached hereto and incorporated herein by reference (collectively referred to as the "**Ponds**"); and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

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

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

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

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SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the pond maintenance services described in the attached **Exhibit A**, which is incorporated herein by reference (the "**Services**"). **Exhibit A** is attached solely for the purpose of clarifying the scope of Services to be provided to the District; to the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. The Contractor shall report directly to the District's Designee who shall be the Community Manager. The District may change its designee by providing notice to the Contractor. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor **One Thousand Six Hundred Ninety Five Dollars and Twenty Cents ($1,695.20) once every 2 months for a not-to-exceed annual total of Ten Thousand One Hundred Seventy One Dollars and Twenty Cents ($10,171.20)**, which amount includes all labor, materials and services necessary to complete the Services, as more specifically set forth in **Exhibit A**. Compensation for renewal periods after the initial term shall be as set forth in section 3.B.

B. The initial term of this Agreement shall commence October 1, 2026, and shall continue through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. Following the conclusion of the initial term, this Agreement shall automatically renew for up to six (6) annual renewal terms. Any change in compensation or the scope of services must be presented in writing to the District's Board of Supervisors at a publicly noticed meeting and approved by vote of the District's Board of Supervisors.

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C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.

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

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability	
Bodily Injury and Property Damage	$1,000,000
Pollution Liability	$2,000,000

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B. The District, its staff, consultants, agents, employees, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide

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all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Solitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, Virginia 23451
Attn: Virgil Stolz

B. If to District: Waterstone Community

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Development District
5385 N Nob Hill Road,
Sunrise, FL 33351
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

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SECTION 15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Lucie County, Florida.

SECTION 16. INDEMNIFICATION.

A. Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

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

C. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to $2,000,000 regardless of legal basis of recovery or type of claimed damages.

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 18. TERMINATION. The Parties agree that either party may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the other party; provided, however, that the party receiving the termination notice shall be provided a reasonable opportunity to cure a failure under this Agreement, if any. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 19. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is

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Andressa Hinz-Phillipi ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 5385 N NOB HILL ROAD, SUNRISE, FL 33351, 954-721-8681, AHPHILIPPI@GMSSF.COM.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states and clarifies the scope of Services for the labor and materials to be provided under this Agreement.

SECTION 23. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract

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with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 24. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 25. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

D. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

E. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

F. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

G. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

H. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 26. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[remainder of page intentionally left blank]

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

Attest:

DocuSigned by:
Andressa Hinz Phelippe
87D36659F55A4C5...

Secretary / Assistant Secretary

WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Colton Case
6A8AF42913384FA...

☒ Chair ☐ Vice Chair, Board of Supervisors

Witness:

_____
Signature of Witness

_____
Print Name

CONTRACTOR

By: DocuSigned by:
Trina Duncan
8DF38FAEE1754EC...

Print Name: Trina Duncan

Its: Business Manager

Exhibit A: Contractor's Proposal
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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EXHIBIT A

SOLITUDE LAKE MANAGEMENT

Approved.

SERVICES AGREEMENT

PROPERTY NAME: Waterstone CDD
CUSTOMER NAME: Waterstone CDD
SERVICE DESCRIPTION: Annual Maintenance for three (3) wetlands and three (3) upland preserves (13.47 total acres)
EFFECTIVE DATE: **September 1, 2026 through August 31, 2027**
SUBMITTED TO: Matthew Hans
SUBMITTED BY: Brittany Hemery, Contract and Service Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

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5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the

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time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's

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decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

WATERSTONE CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the wetland/preserve areas every other month.

Wetland/Preserve Maintenance:

1. The treatment will include all FLEPPC Category 1 & 2 species and nuisance vines.
2. All Species will be killed in place with an approved herbicide,
3. This proposal does not include debris removal or disposal.



Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

Docusign Envelope ID: A608E703-A7E2-894D-80B3-A974B675C7DF

SCHEDULE B – PRICING SCHEDULE

Total Price: **$10,171.20**

Invoice Amount: **$1,695.20**

Invoice Frequency: **Bi-Monthly (September, November, January, March, May, July)**

Docusign Envelope ID: A608E703-A7E2-894D-80B3-A974B675C7DF

EXHIBIT B: Certificate of Insurance

Docusign Envelope ID: A608E703-A7E2-894D-80B3-A974B675C7DF

EXHIBIT C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
    a. Is not owned by the government of a foreign country of concern;
    b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
    c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Signature

STATE OF _____
COUNTY OF _____
SWORN TO AND SUBSCRIBED before me ____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
(Notary Seal) Notary Public

Certificate Of Completion

Envelope Id: A608E703-A7E2-894D-80B3-A974B675C7DF
Status: Completed
Subject: Waterstone: Complete with Docusign: Lake Maintenance (SOLitude) - Waterstone CDD.docx, Preserve Trea
Source Envelope:
Document Pages: 27
Signatures: 5
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/28/2026 6:05:18 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 87D36659F55A4C5...	Sent: 9/28/2026 6:14:51 AM Resent: 10/1/2026 6:14:46 AM Viewed: 10/1/2026 6:46:56 AM Signed: 10/1/2026 6:47:24 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:f5b7:810f:d2a9:1a53 Signed using mobile	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Colton Case ccase@adamshomes.com Chairman Security Level: Email, Account Authentication (None)	Signed by: 8A8AF42913384FA...	Sent: 9/28/2026 6:14:52 AM Viewed: 9/29/2026 7:23:03 AM Signed: 9/29/2026 7:23:43 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:1a14:2200:a90d:95d5:6339:b7c3	
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Trina Duncan tduncan@solitudelake.com Business Manager Solitude Lake Management LLC Security Level: Email, Account Authentication (None)	DocuSigned by: 8DF38FAEE1754EC...	Sent: 9/28/2026 6:14:52 AM Viewed: 9/28/2026 6:23:48 AM Signed: 9/28/2026 6:25:36 AM
	Signature Adoption: Pre-selected Style Using IP Address: 98.190.54.165	
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/28/2026 6:14:53 AM
Certified Delivered	Security Checked	9/28/2026 6:23:48 AM
Signing Complete	Security Checked	9/28/2026 6:25:36 AM
Completed	Security Checked	10/1/2026 6:47:24 AM

Payment Events	Status	Timestamps

INVOICE

INVOICE NUMBER: 14213913
Invoice Date 09/30/2026
DUE DATE: 10/30/2026
CUSTOMER ID: 0V121

REMIT TO

ST. MORITZ SECURITY SERVICES, INC
PO BOX 5017
GREENSBURG, PA 15601-5017
412-885-3144

BILL TO

WATERSTONE CDD
5385 N Nob Hill Road
Sunrise , FL 33351

Period	Description	QTY	Unit Price	Total
09/01 - 09/30	EQUIPMENT FEES: Replacement Arm Needed for Resident Barrier Arm Post Vehicle Impact Service Location: WATERSTONE CDD 5385 N Nob Hill Road Sunrise FL 33351	1	$622.20	$622.20

SUBTOTAL	Tax	Credit	Total
$622.20	$0.00	$0.00	$622.20

SUBTOTAL	$622.20
TAXES	$0.00
Total	**$622.20**

Barrier arm replaced 9/16/2026

TAX EXEMPT #85-8013634482C-6

WATERSTONE CDD

FIELD REPORT



GOVERNMENTAL MANAGEMENT SERVICES

NOVEMBER 12, 2026

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954-721-8681x217

WATERSTONE CDD

POOL

- Replacement pool pump motor has been installed and repaired.
  - Pool activity has been resumed.

- Florida Department of Health conducted a routine inspection on August 19, followed by a reinspection on August 20. The follow-up report indicated that the identified violations had been corrected, with a satisfactory result.



COMMON AREAS

- Replacement Volleyball and Tennis court nets have been ordered
  - Lights have been repaired due to an electrical issue.

- Potholes: 2 potholes have been repaired since last meeting.

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MLesnansky@calmfla/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954-721-8681x217

- New cleaning service scheduled and general amenity upkeep have been onboarded and commenced.

- Camera system time discrepancies of approximately two hours have been reported for correction. Confirm vendor resolution.

- Clubhouse Rentals: 2

- Resident transponder registration and distribution remain ongoing.

- Barrier-arm replaced. A damaged barrier arm was reported in September; emergency replacement was authorized and Star Technology dispatched.

- Streetlight outages continue to be reported to FPL, along with lights remaining illuminated during daylight hours.





- Gym and Clubhouse A/C has been serviced and will require additional repair. A separate vendor has been contacted and received a bid for repair.
    - Currently seeking additional qualified commercial HVAC contractors to evaluate into receiving an additional bid.

- Exterior painting of the clubhouse has been completed.



- Guest/resident-lane directional signage bid have been received by vendor for review.

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MLesnansky@calmfla/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954-721-8681x217

- Received replacement treadmill options for broken treadmill. Pricing includes freight, delivery, and removal of one existing treadmill.



- Received a No Fishing sign proposal for twenty signs with posts and installation.

LANDSCAPING

- New landscaping maintenance service scheduled and have been onboarded.
  - Greenland has started the community landscape. Working on removing and planting after winter storm damage, mowing along grassy banks and trimming the green space areas.



Ongoing Projects & Board Considerations

- Stormwater levels — Following heavy rainfall in early November, residents raised concerns about elevated interconnected lake levels. Confirm if needing engineering follow-up.

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954-721-8681x217



- Left and Right Turn lanes onto Emerson after exiting, there has been back up after the gate.

- Entrance Crosswalk Lighting: Request to install lighting along the white crosswalk markings near the guardhouse at the Waterstone Bvld. entrance.





- Clubhouse Roof: Residents have raised concerns on the condition of the clubhouse roof and requested that it be evaluated for potential repairs or replacement.



- Additional Pet Waste Stations

- Street illumination along San Benedetto Pl.

- Additional drainage along Waterstone Blvd.

Waterstone
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

Date	*check #'s*	*Amount*
7/1 - 7/31/26	*2021-2036*	$73,242.86
8/1 - 8/31/26	*2037-2058*	$132,029.86
9/1 9/30/26	*2059-2078*	$63,898.24
	TOTAL CHECKS	**$269,170.96**

Date	*ACH*	*Amount*
7/1 - 7/31/26	*80026-80029*	$6,109.34
8/1 - 8/31/26	*80030-80032*	$6,364.02
9/1 9/30/26	*80033-80036*	$6,094.13
	TOTAL ACH	**$18,567.49**
	TOTAL	**$287,738.45**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00116	7/06/26	9897	202607	320-57200-34550				*	1,647.00		
			SECURITY 7/03-7/12/26									
								ALL FLORIDA SECURITY SERVICES INC			1,647.00	002021
7/08/26	00091	6/23/26	178658	202606	320-54100-46000				*	975.00		
			DRIVE ON PUMP SYSTEM									
		6/30/26	180060	202606	320-54100-46000				*	552.00		
			BALL VALVE RPLC PUMP STN									
								DOWN TO EARTH OPCO LLC			1,527.00	002022
7/08/26	00004	7/01/26	269	202607	320-54100-34000				*	833.33		
			JUL 26 - FIELD SERVICES									
		7/01/26	270	202607	310-51300-34000				*	3,751.33		
			JUL 26 - MGMT FEES									
		7/01/26	270	202607	310-51300-35100				*	94.50		
			JUL 26 - COMPUTER TIME									
		7/01/26	270	202607	310-51300-35110				*	141.75		
			JUL 26 - WEBSITE ADMIN									
		7/01/26	270	202607	310-51300-51000				*	.15		
			JUL 26 - OFFICE SUPPLIES									
		7/01/26	270	202607	310-51300-42000				*	14.48		
			JUL 26 - POSTAGE									
		7/01/26	270	202607	320-57200-52000				*	746.88		
			JANITORIAL SUPPLIES									
		7/01/26	270	202607	320-57200-52000				*	175.44		
			JANITORIAL SUPPLIES									
		7/01/26	270	202607	320-57200-52000				*	61.31		
			JANITORIAL SUPPLIES									
		7/01/26	270	202607	320-57200-52000				*	98.43		
			AA BATTERIES									
		7/01/26	270	202607	320-57200-52000				*	16.84		
			MAINT GOLF CART GAS									
								GMS - SO FLORIDA, LLC			5,934.44	002023
7/08/26	00110	7/03/26	26110701	202607	320-57200-46400				*	2,300.00		
			JUL 26 - POOL SERVICE									
								SANDY GORDON INC			2,300.00	002024
7/08/26	00141	6/26/26	3763690	202605	310-51300-31500				*	590.50		
			LEGAL SV THRU 5/30/26									
								KUTAK ROCK LLP			590.50	002025
7/08/26	00121	6/15/26	14204180	202606	320-54100-49000				*	8,386.80		
			ADDITIONAL TRANSPONDERS									
								ST MORITZ SECURITY SERVICES, INC.			8,386.80	002026

*** CHECK DATES 07/01/2026 - 07/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00139	6/30/26	7777968	202606	310-51300-48000		*	380.28		
			BUDGET & RULES 35 DAYS							
		6/30/26	7777968	202606	310-51300-48000		*	382.24		
			BUDGET & RULES 35 DAYS							
		6/30/26	7777968	202606	310-51300-48000		*	313.64		
			BUDGET & RULES 28 DAYS							
						USA TODAY MEDIA CORP.			1,076.16	002027
7/15/26	00123	7/01/26	41	202607	320-57200-34000		*	5,200.00		
			JUL 26 - FIELD MANAGEMENT							
		7/01/26	41	202607	320-57200-45300		*	6,333.33		
			JUL 26 - JANITORIAL							
						CALM IV			11,533.33	002028
7/15/26	00051	7/10/26	4530205	202607	320-57200-46500		*	80.00		
			PERIM PEST RODENT 07/10							
						REYNOLDS PEST MANAGEMENT			80.00	002029
7/15/26	00121	6/29/26	14205129	202606	320-54100-60000		*	18,117.25		
			EXIT GATE SYSTEM							
						ST MORITZ SECURITY SERVICES, INC.			18,117.25	002030
7/15/26	00143	7/11/26	REFUND D	202607	300-22000-10000		*	250.00		
			REF DEP CALROS MOLINA							
						CARLOS MOLINA			250.00	002031
7/22/26	00116	7/20/26	9926	202607	320-57200-34550		*	1,512.00		
			SECURITY 7/17-7/26/26							
						ALL FLORIDA SECURITY SERVICES INC			1,512.00	002032
7/22/26	00110	7/14/26	26110702	202607	320-57200-46410		*	70.14		
			35GALLON CAN FOR CHEMICAL							
						SANDY GORDON INC			70.14	002033
7/24/26	00091	7/01/26	179139	202607	320-54100-46200		*	15,067.50		
			JUL 26- LAWN MAINT							
		7/21/26	181279	202607	320-54100-46210		*	976.50		
			IRRIG DAMAGE SIDEWALKS							
						DOWN TO EARTH OPCO LLC			16,044.00	002034
7/24/26	00074	7/02/26	284016	202607	320-54100-46300		*	2,303.81		
			JUL 26- LAKE MAINT							
						SOLITUDE LAKE MANAGEMENT LLC			2,303.81	002035
7/24/26	00121	7/07/26	14206353	202607	320-54100-34500		*	1,870.43		
			JUL 26-MO SOFTWARE/SVC/MT							
						ST MORITZ SECURITY SERVICES, INC.			1,870.43	002036
						TOTAL FOR BANK A		73,242.86		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #

*** CHECK DATES 07/01/2026 - 07/31/2026 *** WATERSTONE - GENERAL FUND
BANK Z WATERSTONE - AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/26	00030	6/23/26	JUN 26 SL 5/22-6/23/26	202606	320	54100	43000			*	3,856.97		
		6/23/26	JUN 26 PUMP C 5/22-6/23/26	202606	320	54100	43001			*	31.56		
		6/23/26	JUN 26 WELL 2 5/22-6/23/26	202606	320	54100	43001			*	32.31		
		6/23/26	JUN 26 PUMP B 5/22-6/23/26	202606	320	54100	43001			*	31.56		
		6/23/26	JUN 26 GUARD 5/22-6/23/26	202606	320	54100	43001			*	81.40		
		6/23/26	JUN 26 CLUBHOUSE 5/22-6/23/26	202606	320	57200	43001			*	1,400.63		
		6/23/26	JUN 26 PUMP B 5/22-6/23/26	202606	320	57200	43001			*	98.49		
									FPL (AUTO PAY)			5,532.92	080026
7/22/26	00144	6/26/26	30562522 INTERNET GUARDH 6/24-7/23	202607	320	54100	41000			*	149.99		
									HOTWIRE COMMUNICATIONS, LTD			149.99	080027
7/22/26	00142	7/20/26	85203/35 SOLID WASTE 8/1-8/31/26	202608	320	54100	43300			*	274.30		
									WASTE PRO - FT PIERCE AUTO PAY			274.30	080028
7/23/26	00144	7/19/26	30562522 INTERNET GUARDH 7/24-8/23	202608	320	54100	41000			*	152.13		
									HOTWIRE COMMUNICATIONS, LTD			152.13	080029

TOTAL FOR BANK Z 6,109.34

TOTAL FOR REGISTER 79,352.20

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00116	8/03/26	9950	202608	320-57200-34550			*	1,512.00		
			SECURITY 7/31-8/09/26								
							ALL FLORIDA SECURITY SERVICES INC			1,512.00	002037
8/05/26	00091	7/30/26	182619	202607	320-54100-46210			*	853.00		
			JUL 26 - IRR WET CHECK								
		8/01/26	182097	202608	320-54100-46200			*	15,067.50		
			AUG 26- LAWN MAINT								
							DOWN TO EARTH OPCO LLC			15,920.50	002038
8/05/26	00004	8/01/26	271	202608	320-54100-34000			*	833.33		
			AUG 26 - FIELD SERVICES								
		8/01/26	272	202608	310-51300-34000			*	3,751.33		
			AUG 26 - MGMT FEES								
		8/01/26	272	202608	310-51300-35100			*	94.50		
			AUG 26 - COMPUTER TIME								
		8/01/26	272	202608	310-51300-35110			*	141.75		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	272	202608	310-51300-42000			*	12.04		
			AUG 26 - POSTAGE								
		8/01/26	272	202608	310-51300-42500			*	15.15		
			AUG 26 - COPIES								
							GMS - SO FLORIDA, LLC			4,848.10	002039
8/05/26	00141	7/28/26	3779104	202606	310-51300-31500			*	1,524.50		
			LEGAL SV THRU 6/24/26								
							KUTAK ROCK LLP			1,524.50	002040
8/05/26	00139	7/31/26	7823176	202607	310-51300-48000			*	382.24		
			BUDGET & RULES 35 DAYS								
		7/31/26	7823176	202607	310-51300-48000			*	315.60		
			BUDGET & RULES 28 DAYS								
							USA TODAY MEDIA CORP.			697.84	002041
8/06/26	00089	8/05/26	08052026	202608	310-51300-49000			*	54.00		
			RECORDING FEES								
							ST. LUCIE COUNTY			54.00	002042
8/12/26	00110	8/05/26	26110801	202608	320-57200-46400			*	2,300.00		
			AUG 26 - POOL SERVICE								
							SANDY GORDON INC			2,300.00	002043
8/12/26	00128	4/10/26	097526	202604	320-54100-61000			*	61,578.00		
			MILLING & RESURFACING PRJ								
							M&M ASPHALT MAINTENANCE INC			61,578.00	002044

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00050	7/28/26	IV012526	202607	320-57200-34500				*	303.00		
			MONIT 8/1-10/31/26									
								PYE BARKER FIRE & SAFETY			303.00	002045
8/12/26	00117	6/24/26	14755	202606	320-57200-46000				*	187.92		
			CLEAR DRAIN BLOCK									
		7/13/26	14877	202607	320-54100-46000				*	1,078.00		
			REPAIR PLENUM									
		8/06/26	15273	202608	320-57200-46000				*	1,400.00		
			RE-FEED WIRE/FIX PVC PIPE									
								VETERANS AIR AND ELECTRIC DBA			2,665.92	002046
8/19/26	00116	8/17/26	9970	202608	320-57200-34550				*	1,512.00		
			SECURITY 8/14-8/23/26									
								ALL FLORIDA SECURITY SERVICES INC			1,512.00	002047
8/19/26	00033	8/10/26	9411	202607	310-51300-31100				*	1,143.00		
			JUL 26 - ENGINEERING SVC									
								ALVAREZ ENGINEERS			1,143.00	002048
8/19/26	00072	7/01/26	201131	202607	320-57200-45300				*	800.00		
			JUL 26 - CLUBH CLEANING									
								CRYSTAL CLEAN TEAM INC			800.00	002049
8/19/26	00110	8/10/26	26110802	202608	320-57200-62000				*	6,950.00		
			RPLC 10HP POOL MOTOR/SEAL									
		8/18/26	26110803	202608	320-57200-46410				*	1,200.00		
			RPLC 18" MAIN DRAIN COVER									
								SANDY GORDON INC			8,150.00	002050
8/19/26	00074	8/02/26	PSI29286	202608	320-54100-46300				*	2,303.81		
			AUG 26 - LAKE MAINT									
								SOLITUDE LAKE MANAGEMENT LLC			2,303.81	002051
8/19/26	00121	8/04/26	14208723	202608	320-54100-34500				*	1,870.43		
			AUG 26-MO SOFTWARE/SVC/MT									
								ST MORITZ SECURITY SERVICES, INC.			1,870.43	002052
8/19/26	00094	4/07/26	2546	202604	320-57200-46700				*	210.00		
			APR 26 - MAINTENANCE									
		7/09/26	2662	202607	320-57200-46700				*	210.00		
			JUL 26 - MAINTENANCE									
								TCA FITNESS SERVICES LLC			420.00	002053
8/26/26	00123	8/01/26	45	202608	320-57200-34000				*	5,200.00		
			AUG 26 - FIELD MANAGEMENT									

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	45 AUG 26 - JANITORIAL	202608	320	57200-45300				*	6,333.33		
									CALM IV			11,533.33	002054
8/26/26	00072	8/03/26	201136 AUG 26 - CLUBH CLEANING	202608	320	57200-45300				*	400.00		
									CRYSTAL CLEAN TEAM INC			400.00	002055
8/26/26	00091	8/19/26	183934 CUT BACK SEA GRAPES	202608	320	54100-46250				*	1,635.93		
		8/19/26	183935 IRRIGATION LINE BREAK	202608	320	54100-46210				*	3,457.50		
									DOWN TO EARTH OPCO LLC			5,093.43	002056
8/26/26	00145	8/26/26	REFUND D REFUND DEP FRED BOEHM	202608	300	22000-10000				*	250.00		
									FREDERICK BOEHM			250.00	002057
8/26/26	00055	8/19/26	2026-41 QTRLY PRESSURE WASH	202608	320	57200-46600				*	3,850.00		
		8/19/26	2026-42 QTRLY CONTRACT WORK	202608	320	57200-46650				*	3,300.00		
									HANNA PAINTING PLUS, LLC			7,150.00	002058
										TOTAL FOR BANK A	132,029.86		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WATERSTONE - GENERAL FUND
BANK Z WATERSTONE - AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00030	7/23/26	JUL 26 SL 6/23-7/23/26	202607	320-54100-43000		*	3,856.97		
		7/23/26	JUL 26 PUMP C 6/23-7/23/26	202607	320-54100-43001		*	32.31		
		7/23/26	JUL 26 WELL 2 6/23-7/23/26	202607	320-54100-43001		*	32.31		
		7/23/26	JUL 26 PUMP B 6/23-7/23/26	202607	320-54100-43001		*	32.31		
		7/23/26	JUL 26 GUARD 6/23-7/23/26	202607	320-54100-43001		*	145.50		
		7/23/26	JUL 26 CLUBHOUSE 6/23-7/23/26	202607	320-57200-43001		*	1,161.83		
		7/23/26	JUL 26 PUMP B 6/23-7/23/26	202607	320-57200-43001		*	161.19		
						FPL (AUTO PAY)			5,422.42	080030
8/12/26	00028	7/16/26	11921-34 WATER 06/09-07/14/26	202606	320-57200-43100		*	667.30		
						ST LUCIE COUNTY UTILITIES-AUTO PAY			667.30	080031
8/26/26	00142	8/20/26	85203/40 SOLID WASTE 9/1-9/30/26	202609	320-54100-43300		*	274.30		
						WASTE PRO - FT PIERCE AUTO PAY			274.30	080032

TOTAL FOR BANK Z 6,364.02

TOTAL FOR REGISTER 138,393.88

*** CHECK DATES 09/01/2026 - 09/30/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00116	8/31/26	9991 SECURITY 8/28-9/07/26	202609	320-57200-34550				*	1,647.00		
		8/31/26	9991 SECURITY 8/28-9/07/26	202609	320-57200-34550				V	1,647.00-		
								ALL FLORIDA SECURITY SERVICES INC			.00	002059
9/02/26	00091	8/19/26	183933 COLD DMG CLEAN UP	202602	320-54100-46250				*	4,089.79		
		8/31/26	185680 CUT BUTTONWOOD TO FENCE	202608	320-54100-46250				*	3,300.00		
		9/01/26	184641 SEP 26- LAWN MAINT	202609	320-54100-46200				*	15,067.50		
								DOWN TO EARTH OPCO LLC			22,457.29	002060
9/02/26	00004	9/01/26	273 SEP 26 - FIELD SERVICES	202609	320-54100-34000				*	833.33		
		9/01/26	274 SEP 26 - MGMT FEES	202609	310-51300-34000				*	3,751.33		
		9/01/26	274 SEP 26 - COMPUTER TIME	202609	310-51300-35100				*	94.50		
		9/01/26	274 SEP 26 - WEBSITE ADMIN	202609	310-51300-35110				*	141.75		
		9/01/26	274 SEP 26 - POSTAGE	202609	310-51300-42000				*	29.01		
		9/01/26	274 SEP 26 - COPIES	202609	310-51300-42500				*	.75		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	108.22		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	542.34		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	43.04		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	46.75		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	100.89		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	117.84		
		9/01/26	274 GOLF CART GAS	202609	320-57200-52000				*	23.02		
		9/01/26	274 EXTRA KEYS	202609	320-57200-52000				*	14.77		
		9/01/26	274 GOLF CART GAS	202609	320-57200-52000				*	12.98		
		9/01/26	274 JANITORIAL SUPPLIES	202609	320-57200-52000				*	296.73		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	274	202609	320-57200-52000				*	110.73		
			STORAGE SHELF									
		9/01/26	274	202609	320-57200-52000				*	407.51		
			OFFICE SUPPLIES									
								GMS - SO FLORIDA, LLC			6,675.49	002061
9/02/26	00051	8/13/26	4532186	202608	320-57200-46500				*	80.00		
			PERIM PEST RODENT 08/13									
								REYNOLDS PEST MANAGEMENT			80.00	002062
9/02/26	00121	8/24/26	14210411	202608	320-54100-34500				*	179.99		
			KIOSK REPAIR									
		8/25/26	14210412	202608	320-54100-60000				*	2,013.03		
			EXIT GATE SYSTEM									
								ST MORITZ SECURITY SERVICES, INC.			2,193.02	002063
9/02/26	00094	8/27/26	2722	202608	320-57200-46700				*	703.64		
			TUFFSTUFF FUNCTIONAL TRNR									
								TCA FITNESS SERVICES LLC			703.64	002064
9/02/26	00116	8/31/26	9991	202609	320-57200-34550				*	1,917.00		
			SECURITY 8/28-9/07/26									
		8/31/26	9991	202609	320-57200-34550				V	1,917.00-		
			SECURITY 8/28-9/07/26									
								ALL FLORIDA SECURITY SERVICES INC			.00	002065
9/02/26	00116	8/31/26	9991	202609	320-57200-34550				*	1,917.00		
			SECURITY 8/28-9/07/26									
								ALL FLORIDA SECURITY SERVICES INC			1,917.00	002066
9/09/26	00110	9/03/26	26110901	202609	320-57200-46400				*	2,300.00		
			SEP 26 - POOL SERVICE									
								SANDY GORDON INC			2,300.00	002067
9/09/26	00074	9/02/26	PSI30152	202609	320-54100-46300				*	2,303.81		
			SEP 26 - LAKE MAINT									
								SOLITUDE LAKE MANAGEMENT LLC			2,303.81	002068
9/09/26	00121	9/02/26	14211298	202609	320-54100-34500				*	2,521.09		
			SEP 26-MO SOFTWARE/SVC/MT									
								ST MORITZ SECURITY SERVICES, INC.			2,521.09	002069
9/16/26	00133	9/11/26	WATER-02	202609	320-54100-46000				*	380.00		
			DAY LABOR HANDYMAN WORK									
								ATLANTIX STRUCTURAL, LLC			380.00	002070

*** CHECK DATES 09/01/2026 - 09/30/2026 *** WATERSTONE - GENERAL FUND
BANK A WATERSTONE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/26	00146	9/01/26	01-0926	202609	320-57200-45300		*	800.00		
			SEP 26 - CLUBH CLEANING							
						MAID IN PARADYSE, LLC			800.00	002071
9/16/26	00147	9/08/26	09082026	202609	320-57200-46000		*	450.00		
			SEP 26 - AIR SAMPLE/RPRT							
						MOLDSPEC ENVIRONMENTAL, LLC			450.00	002072
9/23/26	00033	9/08/26	9475	202608	310-51300-31100		*	2,123.50		
			AUG 26 - ENGINEERING SVC							
						ALVAREZ ENGINEERS			2,123.50	002073
9/23/26	00049	9/22/26	4027	202609	320-57200-49000		*	2,999.85		
			HOLIDAY LIGHTING DEPOSIT							
						ELITE CHRISTMAS LIGHTING			2,999.85	002074
9/23/26	00141	9/11/26	3812292	202607	310-51300-31500		*	1,427.50		
			LEGAL SV THRU 7/29/26							
						KUTAK ROCK LLP			1,427.50	002075
9/28/26	00148	9/24/26	09242026	202609	320-57200-46000		*	2,802.77		
			50% DEP CLUBHOUSE PAINT							
						JUSTINTIME PAINTING LLC			2,802.77	002076
9/30/26	00123	9/01/26	49	202609	320-57200-34000		*	5,200.00		
			SEP 26 - FIELD MANAGEMENT							
		9/01/26	49	202609	320-57200-45300		*	6,333.33		
			SEP 26 - JANITORIAL							
						CALM IV			11,533.33	002077
9/30/26	00050	9/29/26	IV013746	202609	320-57200-34500		*	229.95		
			SERVICE CALL							
						PYE BARKER FIRE & SAFETY			229.95	002078

TOTAL FOR BANK A 63,898.24

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00030	8/24/26	AUG 26 SL 7/23-8/24/26	202608	320	54100	43000			*	3,856.97		
		8/24/26	AUG 26 PUMP C 7/23-8/24/26	202608	320	54100	43001			*	32.31		
		8/24/26	AUG 26 WELL 2 7/23-8/24/26	202608	320	54100	43001			*	32.31		
		8/24/26	AUG 26 PUMP B 7/23-8/24/26	202608	320	54100	43001			*	32.31		
		8/24/26	AUG 26 GUARD 7/23-8/24/26	202608	320	54100	43001			*	157.36		
		8/24/26	AUG 26 CLUBHOUSE 7/23-8/24/26	202608	320	57200	43001			*	1,248.98		
		8/24/26	AUG 26 PUMP B 7/23-8/24/26	202608	320	57200	43001			*	114.97		
									FPL (AUTO PAY)			5,475.21	080033
9/02/26	00144	8/19/26	30562522 INTERNET GUARDH 8/24-9/23	202608	320	54100	41000			*	149.99		
									HOTWIRE COMMUNICATIONS, LTD			149.99	080034
9/02/26	00028	8/13/26	11921-34 WATER 07/14-08/11/26	202607	320	57200	43100			*	211.74		
									ST LUCIE COUNTY UTILITIES-AUTO PAY			211.74	080035
9/16/26	00028	9/10/26	11921-34 WATER 08/11-09/08/26	202608	320	57200	43100			*	257.19		
									ST LUCIE COUNTY UTILITIES-AUTO PAY			257.19	080036

TOTAL FOR BANK Z 6,094.13

TOTAL FOR REGISTER 69,992.37

Waterstone

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Waterstone
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 11,571	$ -	$ 11,571
Investments:			
State Board of Administration (SBA)	535,728	-	535,728
Series 2018			-
Reserve A	-	321,648	321,648
Reserve B	-	132,583	132,583
Revenue A	-	1,675,711	1,675,711
Prepayment B	-	288,219	288,219
Prepayment A		12,546	12,546
Total Assets	**$ 547,299**	**$ 2,430,707**	**$ 2,978,006**
Liabilities:			
Accounts Payable	$ 16,190	$ -	$ 16,190
Due to Resident Deposit	250	-	250
Total Liabilites	**$ 17,934**	**$ -**	**$ 17,934**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 2,430,707	$ 2,430,707
Assigned for:			
General Fund-Road Improvement	285,948	-	285,948
Reserves	168,740	-	168,740
Unassigned	74,678	-	74,678
Total Fund Balances	**$ 529,366**	**$ 2,430,707**	**$ 2,960,073**
Total Liabilities & Fund Balance	$ 547,299	$ 2,430,707	$ 2,978,006

Waterstone

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 902,805	$ 902,805	$ 907,765	$ 4,960
Interest Income	25,000	25,000	32,483	7,483
Clubhouse Income	1,000	1,000	6,395	(250)
Total Revenues	**$ 928,805**	**$ 928,805**	**$ 946,643**	**$ 12,193**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 2,400	$ 2,400	$ -	$ 2,400
PR-FICA	184	184	-	184
Engineering	20,000	20,000	19,081	919
Attorney	20,000	20,000	21,833	(1,833)
Annual Audit	4,300	4,300	4,300	-
Assessment Administration	2,120	2,120	2,120	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	4,000	4,000	4,000	-
Trustee Fees	7,600	7,600	8,697	(1,097)
Management Fees	45,016	45,016	45,016	0
Information Technology	1,134	1,134	1,134	0
Website Maintenance	1,701	1,701	1,701	0
Telephone	50	50	-	50
Postage & Delivery	200	200	1,401	(1,201)
Insurance General Liability	9,119	9,119	8,121	998
Printing & Binding	300	300	218	82
Legal Advertising	1,000	1,000	2,066	(1,066)
Other Current Charges	569	569	1,405	(836)
Office Supplies	50	50	39	11
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 120,468**	**$ 120,468**	**$ 121,856**	**$ (1,388)**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 10,000	$ 10,000	$ 10,000	$ 0
Security Monitoring	-	-	22,532	(22,532)
Cable/Internet Services	-	-	452	(452)
Electric Streetlights	45,000	45,000	44,970	30
Electric Pumps/Well/Guardhouse	2,400	2,400	2,107	293
Landscape Maintenance	197,310	197,310	180,810	16,500
Tree Service	15,000	15,000	25,424	(10,424)
Lake Maintenance	27,380	27,380	27,646	(266)
Irrigation Maintenance	10,000	10,000	9,145	855
Repairs and Maintenance	10,428	10,428	4,477	5,951
Street Maintenance	10,000	10,000	22,888	(12,888)
Sign Maintenance	5,000	5,000	1,100	3,900
Gate Maintenance	10,000	10,000	-	10,000
Fence Maintenance	10,000	10,000	-	10,000
Preserve Maintenance	10,171	10,171	-	10,171
Trash Collection	-	-	1,957	(1,957)
Contingency	5,000	5,000	9,358	(4,358)
Capital Outlay	-	-	117,683	(117,683)
Reserve- Roadways Improvements	100,000	100,000	238,577	(138,577)
Reserve	165,000	165,000	-	165,000
Subtotal Field Expenditures	**$ 632,689**	**$ 632,689**	**$ 719,127**	**$ (86,437)**

Waterstone

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Recreation Building Expenditures				
Amenity Management	$ 8,000	$ 8,000	$ 62,400	$ (54,400)
Security System	8,020	8,020	6,760	1,260
Security Service	-	-	40,417	(40,417)
Electric Rec Building	14,800	14,800	14,324	476
Water/Sewer	1,200	1,200	5,826	(4,626)
Buliding Insurance	14,068	14,068	13,169	899
Pool Maintenance	32,600	32,600	27,600	5,000
Pool Repair	5,000	5,000	13,052	(8,052)
Equipment Maintenance	5,000	5,000	1,544	3,456
Janitorial Maintenance	23,400	23,400	66,142	(42,742)
Repairs and Maintenance	5,000	5,000	10,539	(5,539)
Sporting Courts Maintenance	7,700	7,700	7,700	-
Playground Maintenance	23,200	23,200	13,200	10,000
R&M Pool Heater	3,000	3,000	-	3,000
Pest Control	960	960	984	(24)
Licenses, Permits, Fees	300	300	325	(25)
Contingency	8,400	8,400	13,305	(4,905)
Capital Outlay	5,000	5,000	6,950	(1,950)
Reserve	10,000	10,000	-	10,000
Subtotal Rec Building Expenditures	**$ 175,648**	**$ 175,648**	**$ 304,236**	**$ (128,588)**
Total Operations & Maintenance	**$ 808,337**	**$ 808,337**	**$ 1,023,362**	**$ (215,025)**
Total Expenditures	**$ 928,805**	**$ 928,805**	**$ 1,145,219**	**$ (216,414)**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ (198,575)	$ (204,220)
Net Change in Fund Balance	**$ -**	**$ -**	**$ (198,575)**	**$ (204,220)**
Fund Balance - Beginning	$ -		$ 727,941	
Fund Balance - Ending	**$ -**		**$ 529,366**	

Waterstone

Community Development District

Debt Service Fund Series 2018A/B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 546,355	$ 546,355	$ 443,778	$ (102,577)
Special Assessments - Estoppels	-	-	42,759	42,759
Special Assessments - Prepayments B	-	-	1,889,225	1,889,225
Special Assessments - Prepayments A	-	-	12,445	12,445
Interest Income	30,000	30,000	92,428	62,428
Total Revenues	**$ 576,355**	**$ 576,355**	**$ 2,480,636**	**$ 1,904,281**
Expenditures:				
Special Call B- 11/1	$ -	$ -	$ 951,460	$ (951,460)
Special Call B- 2/1	-	-	752,649	(752,649)
Special Call B- 5/1	-	-	737,382	(737,382)
Special Call B- 8/1	-	-	344,231	(344,231)
Total Expenditures	**$ -**	**$ -**	**$ 2,785,721**	**$ (2,785,721)**
Excess (Deficiency) of Revenues over Expenditure	$ 576,355	$ 576,355	$ (305,085)	$ (881,441)
Net Change in Fund Balance	**$ 576,355**	**$ 576,355**	**$ (305,085)**	**$ (881,441)**
Fund Balance - Beginning	$ 1,172,820		$ 2,735,792	
Fund Balance - Ending	**$ 1,749,176**		**$ 2,430,707**	

Waterstone

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 164,688	$ 633,643	$ 8,691	$ 10,585	$ 6,410	$ 6,832	$ 4,145	$ 72,739	$ 32	$ -	$ -	$ 907,765
Interest Income	2,319	1,911	2,356	4,091	3,490	3,550	3,165	2,773	2,444	2,440	2,149	1,795	32,483
Clubhouse Income	-	100	-	-	155	70	1,070	1,110	1,745	825	835	485	6,395
Total Revenues	**$ 2,319**	**$ 166,698**	**$ 635,999**	**$ 12,783**	**$ 14,230**	**$ 10,031**	**$ 11,067**	**$ 8,028**	**$ 76,928**	**$ 3,297**	**$ 2,984**	**$ 2,280**	**$ 946,643**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	603	981	170	53	485	5,286	7,089	939	-	1,143	2,124	210	19,081
Attorney	591	790	-	-	3,753	2,087	7,815	591	1,525	1,428	3,256	-	21,833
Annual Audit	-	2,500	1,800	-	-	-	-	-	-	-	-	-	4,300
Assessment Administration	2,120	-	-	-	-	-	-	-	-	-	-	-	2,120
Arbitrage Rebate	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	-	-	-	4,000	-	-	-	-	-	-	-	-	4,000
Trustee Fees	-	-	-	8,697	-	-	-	-	-	-	-	-	8,697
Management Fees	3,751	3,751	3,751	3,751	3,751	3,751	3,751	3,751	3,751	3,751	3,751	3,751	45,016
Information Technology	95	95	95	95	95	95	95	95	95	95	95	95	1,134
Website Maintenance	142	142	142	142	142	142	142	142	142	142	142	142	1,701
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	57	61	808	53	48	77	89	22	130	14	12	29	1,401
Insurance General Liability	8,121	-	-	-	-	-	-	-	-	-	-	-	8,121
Printing & Binding	0	121	72	0	-	0	8	0	-	-	15	1	218
Legal Advertising	-	-	-	-	-	-	-	151	1,076	698	-	141	2,066
Other Current Charges	77	92	36	-	149	102	160	135	144	169	174	169	1,405
Office Supplies	-	-	38	-	-	-	-	0	0	0	-	-	39
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 15,731**	**$ 8,532**	**$ 6,912**	**$ 17,340**	**$ 8,422**	**$ 11,539**	**$ 19,148**	**$ 5,826**	**$ 6,862**	**$ 7,439**	**$ 9,568**	**$ 4,537**	**$ 121,856**

Waterstone
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 10,000
Security Monitoring	-	-	-	-	1,870	1,870	1,870	3,232	1,870	1,870	2,050	7,898	22,532
Cable/Internet Services	-	-	-	-	-	-	-	-	-	150	152	150	452
Electric Streetlights	3,432	3,432	3,432	3,857	3,857	3,857	3,857	3,857	3,857	3,857	3,857	3,819	44,970
Electric Pumps/Well/Guardhouse	156	142	132	179	160	152	148	140	177	242	254	223	2,107
Trash Collection	-	-	-	-	-	-	-	-	1,134	274	274	274	1,957
Landscape Maintenance	15,068	15,068	15,068	15,068	15,068	15,068	15,068	15,068	15,068	15,068	15,068	15,068	180,810
Tree Service	-	1,056	11,500	-	-	4,090	3,843	-	-	-	4,936	-	25,424
Lake Maintenance	2,304	2,304	2,304	2,304	2,304	2,304	2,304	2,304	2,304	2,304	2,304	2,304	27,646
Irrigation Maintenance	-	-	-	848	1,023	-	527	1,461	-	1,830	3,458	-	9,145
Repairs and Maintenance	-	-	747	-	-	24	-	183	1,527	1,078	-	918	4,477
Street Maintenance	-	-	-	-	6,995	15,893	-	-	-	-	-	-	22,888
Sign Maintenance	-	-	-	-	-	-	1,100	-	-	-	-	-	1,100
Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fence Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	179	-	792	-	-	-	-	8,387	-	-	-	9,358
Capital Outlay	35,993	-	-	35,993	5,438	-	20,130	-	18,117	-	2,013	-	117,683
Reserve- Roadways Improvements	-	54,103	-	-	-	14,689	-	108,206	61,578	-	-	-	238,577
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 57,786**	**$ 77,117**	**$ 34,015**	**$ 59,873**	**$ 37,547**	**$ 58,780**	**$ 49,679**	**$ 135,284**	**$ 114,852**	**$ 27,506**	**$ 35,199**	**$ 31,487**	**$ 719,127**
Recreation Building Expenditures													
Amenity Management	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 5,200	$ 62,400
Security System	48	232	-	1,048	1,432	143	1,623	1,702	-	303	-	230	6,760
Security Service	3,780	3,024	3,024	3,049	3,024	3,024	4,671	3,429	3,024	3,159	3,024	4,185	40,417
Electric Rec Building	919	1,019	963	1,018	1,380	1,157	1,036	1,430	1,499	1,323	1,364	1,216	14,324
Water/Sewer	1,409	367	194	153	240	674	381	916	667	212	257	356	5,826
Buliding Insurance	13,169	-	-	-	-	-	-	-	-	-	-	-	13,169
Pool Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600
Pool Repair	1,888	4,099	113	-	-	-	4,187	629	867	70	1,200	-	13,052
Equipment Maintenance	210	-	-	210	-	-	210	-	-	210	704	-	1,544
Janitorial Maintenance	2,025	1,800	2,025	2,025	8,133	7,333	7,133	7,233	7,233	7,133	6,733	7,333	66,142
Repairs and Maintenance	366	-	-	122	4,891	320	-	-	188	-	1,400	3,253	10,539
Sporting Courts Maintenance	-	-	-	-	3,850	-	-	-	-	-	3,850	-	7,700
Playground Maintenance	-	-	3,300	-	3,300	-	-	3,300	-	-	3,300	-	13,200
R&M Pool Heater	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	80	80	80	104	80	80	80	80	80	80	80	80	984
Licenses, Permits, Fees	-	-	-	-	-	-	-	325	-	-	-	-	325
Contingency	2,840	2,714	177			225		1,426	-	1,099	-	4,825	13,305
Capital Outlay	-	-	-	-	-	-	-	-	-	-	6,950	-	6,950
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	**$ 34,234**	**$ 20,833**	**$ 17,375**	**$ 15,229**	**$ 33,831**	**$ 20,455**	**$ 26,821**	**$ 27,970**	**$ 21,058**	**$ 21,089**	**$ 36,362**	**$ 28,978**	**$ 304,236**
Total Operations & Maintenance	**$ 92,019**	**$ 97,950**	**$ 51,390**	**$ 75,102**	**$ 71,378**	**$ 79,235**	**$ 76,501**	**$ 163,254**	**$ 135,910**	**$ 48,595**	**$ 71,561**	**$ 60,465**	**$ 1,023,362**
Total Expenditures	**$ 107,750**	**$ 106,482**	**$ 58,302**	**$ 92,443**	**$ 79,800**	**$ 90,775**	**$ 95,648**	**$ 169,080**	**$ 142,773**	**$ 56,035**	**$ 81,129**	**$ 65,002**	**$ 1,145,219**
Excess (Deficiency) of Revenues over Exper	$ (105,431)	$ 60,217	$ 577,697	$ (79,660)	$ (65,570)	$ (80,744)	$ (84,581)	$ (161,053)	$ (65,845)	$ (52,738)	$ (78,145)	$ (62,722)	$ (198,575)
Net Change in Fund Balance	**$ (105,431)**	**$ 60,217**	**$ 577,697**	**$ (79,660)**	**$ (65,570)**	**$ (80,744)**	**$ (84,581)**	**$ (161,053)**	**$ (65,845)**	**$ (52,738)**	**$ (78,145)**	**$ (62,722)**	**$ (198,575)**

Waterstone

Community Development District

Long Term Debt Report

Series 2007 B Capital Improvement Revenue Bonds		
Bonds Issued 4/12/2007		$17,000,000
Interest Rate:	5.50%	
Maturity Date:	5/1/2018	
Less: Principal Payment 11/1/08		($135,000)
Less: Special Call 8/1/08		($280,000)
Outstanding Bonds (restructured see below)		$16,585,000
In December 13, 2018 the bonds were restructured into		
Convertible Capital Appreciation Bonds (2018A)		($1,360,734)
Capital Appreciation Bonds (2018B)		($9,224,771)
Capital Improvement Revenue Bonds, Series 2007B "Cancelled"		($3,391,252)
Capital Improvement Revenue Bonds, Series 2007B "Unexchanged"		($2,608,243)
Bonds Restructured		($16,585,000)

Series 2018A, Convertible Capital Appreciation Bonds		
Interest Rate:	6.88%	
Maturity Date:	11/1/2037	
Bonds restructured 12/13/18		$1,360,734
Compounded interest		$1,679,266
Less: Principal Payment - 5/1/31		$0
Current Bonds Outstanding		**$3,040,000**

Series 2018B, Capital Appreciation bonds		
Interest Rate:	2.00%	
Maturity Date:	11/1/2028	
Bonds restructured 12/13/18		$9,224,771
Accreted interest		$2,005,229
Less: Special Call- 5/1/19		($129,201)
Less: Special Call- 11/1/22		($421,534)
Less: Special Call- 2/1/23		($329,987)
Less: Special Call- 5/1/23		($291,304)
Less: Special Call- 8/1/23		($148,629)
Less: Special Call- 11/1/23		($325,901)
Less: Special Call- 2/1/24		($386,657)
Less: Special Call- 5/1/24		($466,308)
Less: Special Call- 8/1/24		($689,160)
Less: Special Call- 11/1/24		($1,593,003)
Less: Special Call- 2/1/25		($765,663)
Less: Special Call- 5/1/25		($769,486)
Less: Special Call- 8/1/25		($956,097)
Less: Special Call- 11/1/25		($951,460)
Less: Special Call- 2/1/26		($752,649)
Less: Special Call- 5/1/26		($737,382)
Less: Special Call- 8/1/26		($344,231)
Current Bonds Outstanding		**$1,171,349**

Series 2007 B (Unexchanged) Capital Improvement Revenue Bonds		
Interest Rate:	5.50%	
Maturity Date:	5/1/2018	
Bonds Issued 4/12/2007		$2,608,243
Current Bonds Outstanding		**$2,608,243**

Waterstone

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St. Lucie County

Fiscal Year 2026

Gross Assessments	$ 981,309.60	$ 482,457.60	$ 1,463,767.20
Net Assessments	$ 902,804.83	$ 443,860.99	$ 1,346,665.82

ON ROLL ASSESSMENTS

								allocation in %	67.04%	32.96%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/ (Penalty)*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*O&M Portion*	*2018A Debt Service*	*Total*
11/10/25	02/28-11/01/25	$ 4,594.61	$ 241.21	$ 87.07	$ -	$ -	$ 4,266.33	$ 2,860.15	$ 1,406.18	$ 4,266.33
11/17/25	11/01-11/06/25	16,179.76	647.18	310.65	-	-	15,221.93	10,204.78	5,017.15	15,221.93
11/24/25	11/07-11/13/25	260,272.76	10,411.02	4,997.22	-	-	244,864.52	164,157.19	80,707.33	244,864.52
12/03/25	11/14-11/20/25	19,781.11	769.71	380.24	-	-	18,631.16	12,490.33	6,140.83	18,631.16
12/09/25	11/21-11/27/25	1,032,427.43	41,297.04	19,822.61	-	-	971,307.78	651,164.78	320,143.00	971,307.78
12/12/25	11/28-12/04/25	47,642.06	1,905.69	914.73	-	-	44,821.64	30,048.43	14,773.21	44,821.64
12/18/25	12/05-12/14/25	9,925.77	352.29	191.47	-	-	9,382.01	6,289.70	3,092.31	9,382.01
12/31/25	12/12-12/18/25	2,357.08	70.71	45.72	-	-	2,240.65	1,502.13	738.52	2,240.65
12/31/25	Property Appraiser	-	-	-	-	29,275.34	(29,275.34)	(18,238.09)	(11,037.25)	(29,275.34)
01/09/26	Interest	-	-	-	863.84	-	863.84	863.84	-	863.84
01/09/26	11/02-12/31/25	2,408.70	53.03	47.12	-	-	2,308.55	1,547.65	760.90	2,308.55
01/09/26	12/26-01/01/26	5,836.98	175.10	113.24	-	-	5,548.64	3,719.81	1,828.83	5,548.64
01/16/26	01/02-01/08/26	4,441.36	88.82	87.05	-	-	4,265.49	2,859.58	1,405.91	4,265.49
01/26/26	01/09-01/15/26	3,880.43	77.61	76.05	-	-	3,726.77	2,498.43	1,228.34	3,726.77
01/30/26	01/16-01/22/26	2,357.08	47.14	46.20	-	-	2,263.74	1,517.61	746.13	2,263.74
02/10/26	01/23-01/29/26	2,196.67	43.93	43.06	-	-	2,109.68	1,414.33	695.35	2,109.68
02/13/26	01/30-02/05/26	6,397.91	106.79	125.82	-	-	6,165.30	4,133.22	2,032.08	6,165.30
02/23/26	02/06-02/12/26	1,923.86	38.48	37.71		-	1,847.67	1,238.68	608.99	1,847.67
02/27/26	02/13-02/19/26	1,345.96	-	26.92	-	-	1,319.04	884.28	434.76	1,319.04
03/06/26	02/20-02/26/26	2,004.58	20.05	39.69	-	-	1,944.84	1,303.82	641.02	1,944.84
03/13/26	02/27-03/05/26	4,009.16	40.09	79.38	-	-	3,889.69	2,607.65	1,282.04	3,889.69
03/20/26	03/06-03/12/26	4,233.94	-	84.68	-	-	4,149.26	2,781.66	1,367.60	4,149.26
03/27/26	03/13-03/19/26	312.32	-	6.25	-	-	306.07	205.19	100.88	306.07
04/09/26	01/01-03/31/26	2,425.03	-	48.49	-		2,376.54	1,593.23	783.31	2,376.54
04/09/26	INTEREST	-	-	-	21.66		21.66	21.66	-	21.66
04/13/26	03/27-04/02/26	4,121.55	-	82.43	-		4,039.12	2,707.83	1,331.29	4,039.12
04/17/26	04/01-04/09/26	2,357.08	(70.71)	48.56	-		2,379.23	1,595.04	784.19	2,379.23
04/24/26	04/10-04/16/26	2,116.97	(63.51)	43.61	-		2,136.87	1,432.56	704.31	2,136.87
05/08/26	04/24-04/30/26	2,357.08	(70.71)	48.56	-	-	2,379.23	1,595.04	784.19	2,379.23
05/15/26	05/01-05/07/26	2,116.97	(63.51)	43.61	-	-	2,136.87	1,432.56	704.31	2,136.87
05/22/26	05/08-05/14/26	2,116.97	(63.51)	43.60	-		2,136.88	1,432.56	704.32	2,136.88
06/23/26	CERTIFICATE SALE	11,626.02	(348.79)	239.50			11,735.31	7,867.35	3,867.96	11,735.31
07/09/26	INTEREST	-	-	-	32.28		32.28	32.28	-	32.28
	TOTAL	**$ 1,463,767.20**	**$ 55,705.15**	**$ 28,161.24**	**$ 917.78**	**$ 29,275.34**	**$ 1,351,543.25**	**$ 907,765.26**	**$ 443,777.99**	**$ 1,351,543.25**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**