



Rizzetta & Company

River Glen Community Development District

**Board of Supervisors' Meeting
August 21, 2025**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.riverglencdd.org

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097

www.riverglencdd.org

Board of Supervisors	Charles Moore	Chairman
	Steven Bryant	Vice Chairman
	Steve Nix	Assistant Secretary
	Kimberly Gershowitz	Assistant Secretary
	Debra Jones	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
	Danielle Wasilewski	
District Counsel	Kyle Magee	Kutak Rock, LLP
District Engineer	Dan McCranie	McCranie & Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.riverglencdd.org

Board of Supervisors
River Glen Community
Development District

August 14, 2025

FINAL AGENDA

Dear Board Members:

The **regular meeting** of the Board of Supervisors of the River Glen Community Development District will be held on **August 21, 2025, at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Audit Committee Meeting Minutes held on July 17, 2025 Tab 1
 - B. Consideration of the Minutes of the Board of supervisors' Meeting held on July 17, 2025 Tab 2
 - Ratification of Operation and Maintenance Expenditures for July 2025 Tab 3
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Drainage Project Completion Update
 2. JEA Inspection Status
 3. Sidewalk Installation Update
 - C. Landscape Inspection Report – Rizzetta Tab 4
 - D. Landscape and Irrigation Report – BrightView Tab 5
 1. Consideration of Landscape Proposal
 - E. Fountain and Pond Maintenance Reports – Solitude Tab 6
 - F. Amenity Manager Report – First Coast CMS Tab 7
 - G. District Manager
 1. Update Regarding Fence Removal Demand Letters
5. **BUSINESS ITEMS**
 - A. Consideration of Brightview Landscape & Irrigation Maintenance Renewal Proposal..... Tab 8
 - B. Consideration of Solitude Fountain Preventative Maintenance Renewal Proposal..... Tab 9
 - C. Consideration of Termite Bond Proposals Tab 10
 - D. Public Hearing on Fiscal Year 2025/2026 Budget Tab 11
 1. Consideration of Resolution 2025-07; Adopting FY 2025/2026 Budget
 - E. Consideration of Resolution 2025-08; Imposing Special Assessments Tab 12
 - F. Acceptance of Addendum to District Management Service Agreement..... Tab 13
 - G. Acceptance of Addendum to Technology Agreement..... Tab 14
 - H. Acceptance of Addendum to Landscape Inspection Services Agreement... Tab 15
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF AUDIT COMMITTEE MEETING

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

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

The **second Audit Committee** meeting of the River Glen Community Development District was held on **July 17, 2025, at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for the meeting.

Present and constituting a quorum:

Charles Moore	Board Supervisor, Chairman
Debra Jones	Board Supervisor, Assistant Secretary
Steven Nix	Board Supervisor, Assistant Secretary
Kimberly Gershowitz	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta
Danielle Wasilewski	Associate District Manager, Rizzetta
Kyle Magee	District Counsel, Kutak Rock, LLP
Jen Mabus	Brightview Landscape
Tony Shiver	First Coast CMS

Audience members present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 2:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

**Review and Rank Proposals Received in
response to RFP for Audit Services**

Ms. Gallagher reviewed with the Board the reason for requesting audit service proposals. One (1) proposal was received from Grau & Associates and Ms. Gallagher reviewed the current providers' audit fees. The Board agreed to ranking Grau & Associates with receiving the full amount of points for all categories.

THIRD ORDER OF BUSINESS

Adjournment

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the committee adjourned the meeting at 2:05 p.m., for River Glen Community Development District.
--

45
46
47
48
49
50
51
52
53
54
55
56
57

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

MINUTES OF MEETING

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

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of River Glen Community Development District was held on **July 17, 2025, at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for the meeting.

Present and constituting a quorum:

Charles Moore	Board Supervisor, Chairman
Steven Bryant	Board Supervisor, Vice Chairman
Steven Nix	Board Supervisor, Assistant Secretary
Debra Jones	Board Supervisor, Assistant Secretary
Kimberly Gershowitz	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta
Danielle Wasilewski	District Manager, Rizzetta
Kyle Magee	District Counsel, Kutak Rock, LLP
Dan McCranie	District Engineer, McCranie Engineers (via speakerphone)
Jen Mabus	Brightview Landscape
Tony Shiver	First Coast CMS
Ron Jones	First Coast CMS

Audience members present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 2:07 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

No audience comments regarding agenda items.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE SPECIAL MEETING
MINUTES HELD MAY 29, 2025**

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board approved the Special Meeting held on May 29, 2025, for River Glen Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION AND
EXPENDITURES APRIL 2025 THROUGH
JUNE 2025**

Ms. Gallagher highlighted expenditures that are not typically monthly expenditures.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board ratified the Operation and Expenditures for April 2025 in the amount of \$85,870.17, May 2025 in the amount of \$50,225.51, and June 2025 in the amount of \$77,650.81, for River Glen Community Development District.

FIFTH ORDER OF BUSINESS

**ACCEPTANCE OF ARBITRAGE REPORT
SERIES 2021**

Ms. Gallagher stated this is an annual required report by IRS and the Trust Indentures.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board accepted the arbitration report for Series 2021, for River Glen Community Development District.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF AUDIT COMMITTEE
RECOMMENDATIONS**

Ms. Gallagher stated the committee just ranked Grau & Associates 100 points.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board accepted the Audit Committee recommendations for Grau & Associates for audit services over a five-year term beginning with the fiscal year ending September 30, 2025, for River Glen Community Development District.

SEVENTH ORDER OF BUSINESS

**DISCUSSION OF WORKER'S
COMPENSATION FOR TRAFFIC
ENFORCEMENT**

Ms. Gallagher updated the Board on communication between scheduling company and the insurance company and worker's compensation is required for the officers through the District. The insurance annual amount is \$1,500 prorated to \$296 to the end of the year.

Board discussion ensued and Ms. Gallagher explained if approved by the Board, the insurance would be effective as of July 21st.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board approved the Worker's Compensation for Traffic Enforcement in the amount of \$296 for the remainder of the year, for River Glen Community Development District.

Mr. Dan McCranie joined via speakerphone.

EIGHTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

a. Consideration of Fishing Policies

Mr. Magee updated the Board that he has revised the fishing policy based on the Board's discussion and recommendations from the May meeting. Mr. Magee recommended including a map and designating areas along pond banks accessible via roadway.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board approved the Fishing Policies, for River Glen Community Development District.

Mr. Dan McCranie joined via speakerphone at 2:16 pm.

B. District Engineer

1.) Update of Sidewalk Installation Project

Mr. McCranie updated the Board with the status of signed contracts and timeline to communicate with staff to notify residents.

2.) Consideration of Stormwater Repair Proposals

Mr. McCranie gave updates on DL Holland's proposal, reviewed pricing, scope of service and approaches. The Board requested to bring alternate proposals to the August meeting.

Mr. McCranie stated the drainage concern between 75017 75021 Glen Spring Way, and DL Holland has inspected and believe this is a JEA issue. JEA has not sent a representative to inspect the area of concern. Mr. McCranie will continue to communicate with JEA and update the Board as

At 65068 Lagoon Forest Drive where there is an active stormwater project in progress, but possibly an obstruction to access the manhole. Ms. Gershowitz spoke about the HOA fence requirements and history surrounding the drainage issue at this location. Ms. Gallagher updated the Board on the agreements to easements and previous work completed and requested BrightView to review alternate access points.

Mr. Dan McCranie left the meeting in progress at 2:29 pm.

C. Landscape Inspection Report - Rizzetta

Ms. Wasilewski confirmed there was a more recent report done that will be presented at the next CDD meeting.

D. Landscape & Irrigation Report – BrightView

1.) Ratification of BrightView Hurricane Response Proposal

2.) Consideration of BrightView's Enhancement Proposals

Ms. Mabus gave a summary of the landscape and irrigation report, and highlighted annuals, trimmings, treatments, kayak launch upkeep, and inspections performed.

Ms. Gallagher updated the Board she reached out to the County to repair the damaged sod at the entrance, and they will have someone out to inspect and repair the sod. BrightView's proposal to repair the entrance sod in the amount of \$2,723.99.

On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved BrightView's entry sod repair proposal in the amount of \$2,723.99 contingent on the County's assessment of the damaged areas, for River Glen Community Development District.

Discussion of replacing mulch at the kayak launch to match the rest of the community. The Board discussed mulching and including the kayak launch in the next mulching.

Mr. Nix expressed concern and recommendations with JEA that would help facilitate projects that involve them.

Mr. Bryant joined the meeting in progress at 2:35 pm.

Ms. Gallagher inquired about BrightView's Hurricane Response Proposal.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board ratified BrightView's Hurricane Response Proposal, for River Glen Community Development District.

Ms. Mabus completed the summary of their report. Ms. Gershowitz inquired about signs and wildlife. The Board, staff and District Counsel discussed liability concerns and if the District needs additional signage stating not to feed wildlife. Mr. Moore reminded audience and the Board about the correct steps to take to remove alligators, geese, etc.

Mr. Bryant joined the meeting in progress at 2:35 pm.

E. Fountain Maintenance Report – Solitude

Mr. Moore inquired about excess trash being reported, and Ms. Gallagher stated she has had no further complaints from Solitude. A discussion ensued regarding the number of fountains maintained.

164 *Mr. Nix left the meeting in progress at 2:43 p.m.*

165
166 **F. Amenity Manager Report – First Coast CMS**

167 **1. Consideration of Message Board Proposals**

168
169 Mr. Shiver reviewed the report, access control system has been installed, audit system
170 installed and working through technical difficulties, new camera system has been installed,
171 and the soffit and painting project has been completed. The playground equipment has been
172 installed, and the new message board has arrived, to be installed next week. The Board
173 directed Mr. Shiver to discard the old message board. Fire extinguishers were renewed.

174
175 *Mr. Nix returned to the meeting in progress at 2:47 p.m.*

176
177 The backflow by the tennis courts is no longer compliant with JEA and requires full
178 replacement. Bob's Backflow proposal in the amount of \$1,453.00. A discussion ensued
179 about the inspections and vendor proposals.

180

On a motion by Mr. Moore, seconded by Mr. Nix with all in favor, the Board approved Bob's Backflow proposal in the amount of \$1,453, for River Glen Community Development District.

181
182 Ms. Shiver reviewed the pressure washing issues and requested to purchase a pressure
183 washing skid and small utility trailer not to exceed the amount of \$3,000. Mr. Shiver and the
184 Board discussed the previous approvals for the UTV.

185

On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved the purchase of a pressure washing skid and small utility trailer not to exceed \$3,000 contingent on confirming the previous amount spent on the UTV, for River Glen Community Development District.

186
187
188 **G. District Manager**

189
190 Mr. Moore inquired about suspensions and how the policies are enforced. Mr. Shiver
191 explained the policies and process, a discussion ensued, and examples were given of severe
192 situations.

193
194 Ms. Gallagher explained there is a sample of the Demand Letter given to us from District
195 Counsel and requested directions from the Board on the amount of time given to correct the
196 issue. Mr. Moore stated 30 days is sufficient, but they can request an extension if the issue
197 is being addressed.

NINETH ORDER OF BUSINESS

**CONSIDERATION OF CAPITAL RESERVE
PROPOSAL**

Ms. Gallagher stated this would be adding Phase 2 and any additional improvements.

On a motion by Mr. Moore, seconded by Mr. Nix with all in favor, the Board approved Community Advisors Capital Reserve Proposal in the amount of \$2,800.00, for River Glen Community Development District.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF TERMITE BOND
PROPOSALS**

Ms. Gallagher stated the bond from 2016 with Nadar's total \$999 and \$699 per renewal has expired. Nadar's new proposal amount is \$600, and the renewal is \$278.20 per renewal. Mr. Shiver stated Nadar's proposal includes the kayak launch. TruCore proposal amount of \$875 and the renewal is \$300.

On a motion by Mr. Moore, seconded by Mr. Bryant with all in favor, the Board approved Nadar's Termite Bond proposal in the amount of \$600 for the initial treatment and \$278.20 per each renewal thereafter, for River Glen Community Development District.

ELEVENTH ORDER OF BUSINESS

**RATIFICATION OF REQUISITION CR16
SERIES 2021**

Ms. Gallagher explained the expenditures and payment method to the Board, and this was previously approved by the Chairman.

On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board ratified Requisition CR16 Series 2021, for the River Glen Community Development District.

TWELTH ORDER OF BUSINESS

**RATIFICATION OF ACCEPTANCE OF
AUDIT FOR PERIOD ENDING
SEPTEMBER 30, 2024**

Ms. Gallagher stated this was a clean report with no findings.

On a motion by Mr. Bryant, seconded by Ms. Gershowitz, with all in favor, the Board ratified the audit report for the period ending September 30, 2024, for the River Glen Community Development District.

THIRTEENTH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2025-06; FISCAL YEAR 25-26 MEETING DATES, TIME & LOCATION

Ms. Gallagher reviewed the dates and time presented for the next fiscal year, with the removal of the March and July meetings. The Board discussed the times and dates and requested keeping the 2 pm time and including the July meeting.

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board adopted Resolution 2025-06 as amended to add the third Thursday in July meeting and moving the meeting time to 2 pm, for the River Glen Community Development District.

FOURTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS & AUDIENCE COMMENTS

Supervisors:

Ms. Gershowitz inquired about Board members remaining on the Board and intent. Mr. Magee confirmed as long they reside in the District, they can remain on the Board.

Mr. Gershowitz inquired about course of action should the HOA dissolve, and Mr. Magee confirmed the CDD would not assume HOA responsibilities.

Mr. Bryant inquired about putting the old message board or banner on CDD property announcing his retirement.

Mr. Shiver updated the Board of another suspension surrounding damaging CDD property.

Audience:

An audience member inquired about the use of the facility for a CPR class. The Board directed Mr. Shiver to coordinate the event for residents only.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board adjourned the meeting at 3:18 p.m., for River Glen Community Development District.

277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

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

WWW.RIVERGLENCDD.ORG

Operation and Maintenance Expenditures July 2025 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$67,152.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

River Glen Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Armada Construction Services, LLC	300066	1004	2nd Payment for the Garage Door Install 07/25	\$7,200.00
Berger, Toombs, Elam, Gaines & Frank CPA	300067	372739	Auditing Services FY 2023/2024	\$4,510.00
BrightView Landscape Services, Inc.	300065	9402700	Exterior Maintenance 07/25	\$14,726.00
BrightView Landscape Services, Inc.	300081	9427076	Irrigation Repairs 07/25	\$1,500.00
BrightView Landscape Services, Inc.	300081	9427555	Install 300 Annual Flowers 07/25	\$720.00
Charles G. Moore	300073	CM071725	Board of Supervisors Meeting 07/17/25	\$200.00
COMCAST	20250721-1	8495 74 401 0038261 07/25	Clubhouse/TV/Phone/Internet 07/25	\$328.00
Debra A Jones	300075	DJ071725	Board of Supervisors Meeting 07/17/25	\$200.00
First Coast Contract Maintenance Service, LLC	300069	9678	Reimbursable Expenses July 2025 : 1	\$1,024.78
First Coast Contract Maintenance Service, LLC	300076	9550	Management Services Month July 2025	\$10,022.00
Florida Department of Revenue	20250721-2	55-8018810364-5 06/25 ACH	Sales Tax 06/25	\$17.07
Florida Power & Light Company	20250721-3	Summary 06/25 ACH	Electric Services 06/25	\$5,125.45
JEA	20250724-1	4780546006 06/25 ACH	Water-Irrigation Services 06/25	\$1,229.47
Kimberly B Gershowitz	300077	KG071725	Board of Supervisors Meeting 07/17/25	\$200.00
Kutak Rock, LLP	300070	3594649	Legal Services 04/25	\$3,135.25

River Glen Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300070	3594650	Legal Services 05/25	\$4,809.85
McCranie & Associates, Inc.	300071	4994	Engineering Services 02/20/25-06/11/25	\$2,700.00
News-Leader	300068	062530282	Legal Advertising 06/25	\$309.05
Republic Services	20250708-1	0687-001540562	Waste Disposal Services for Services 07/01-25 -07/31/25	\$229.68
Rizzetta & Company, Inc.	300064	INV0000100546	District Management Services 07/25	\$7,043.51
Solitude Lake Management, LLC	300078	PSI186390	Lake & Pond Management Service 07/25	\$1,522.00
Steven Brian Nix	300079	SN071725	Board of Supervisors Meeting 07/17/25	\$200.00
Steven Lee Bryant, Jr.	300080	SB071725	Board of Supervisors Meeting 07/17/25	<u>\$200.00</u>
Report Total				<u>\$67,152.11</u>

Tab 4

RIVER GLEN

LANDSCAPE INSPECTION REPORT



August 9, 2025
Rizzetta & Company
Matthew Mironchik – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

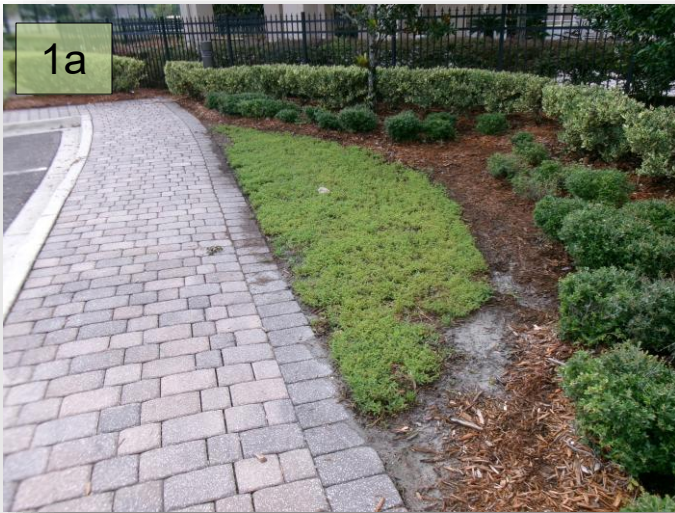
Summary, Amenities Center/Playground

General Updates, Recent & Upcoming Maintenance Events

- All high visibility and high traffic areas should be considered priority detail areas
-

The following are action items for Brightview Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** is for Staff issues, **bold, black, underlined** indicates questions or updates for the BOS.

1. Turf areas directly around Amenity center exhibiting heavy weed pressure.(pics.1a,1b)



2. Oak tree near playground area is yellow and in decline. This could possibly be to the amount of moisture in that area. Continue to monitor tree to ensure it does not become a safety risk.(pic.2)



3. In playground area, near smaller slide, there is a concrete slab that has been recently poured and was once roped off. What is this for? The caution tape is on the ground and should, at the very least be put back up. This poses a safety hazard with no caution tape around it.

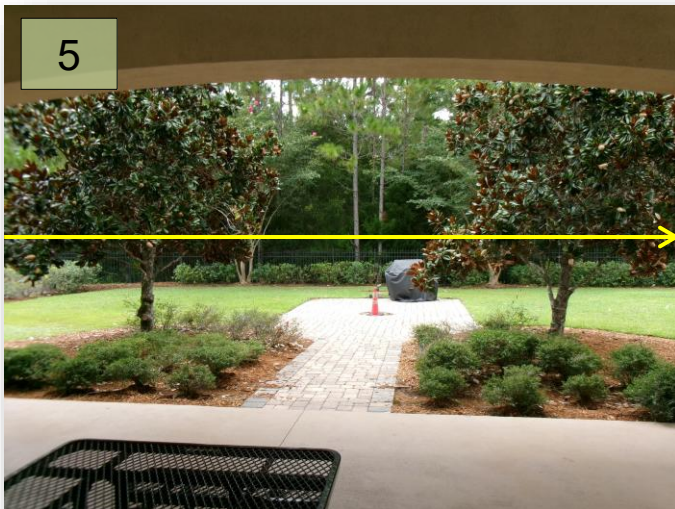


Amenities Center

4. All beds inside and immediately around Amenity Center should have straight definitive edges. Hard edging when necessary.(pic.4)



5. Magnolia trees, on either side of path to grilling patio, should have lower canopies trimmed to matching heights.(pic.5)



6. In grilling area, there is a hole in the patio, possibly from a tree ring(there is a bubbler). This either needs to be repaved or have a tree planted. The cone indicates the issue is known, but it is still a trip hazard.(pic.6>)
7. There are a lot of weeds growing in the beds in high visibility areas near chairs. These should be pulled as soon as possible.

8. The Sabal palm near the pool area, going from the main building to the pavilion, has flowered and is starting to bear fruit. This is right over some lounge chairs and should be pruned to prevent fruit from forming and falling on residents and guests.(pic.8)



9. Some of the Indian Hawthorne around the Amenity Center is weak or dying and should be removed and replaced.(pic.9>>)
10. In the base ball field area, I observed several active ant mounds. These should be treated as soon as possible.
11. Weed pressure is high in the ball field as well. Is this on the fertilizer/pre-emergent schedule?



River Glenn Parkway

12. Several of the groups of shrub beds along the North side of River Glenn Parkway have dead patches in the shrubs, as well as grasses and weeds coming through the tops of the hedges. All dead wood should be pruned out for health of shrubs. If more the 75% of shrub is missing it should be removed. Weeds and unwanted plant material should be hand pruned or pulled from the base is possible.(pic.12)



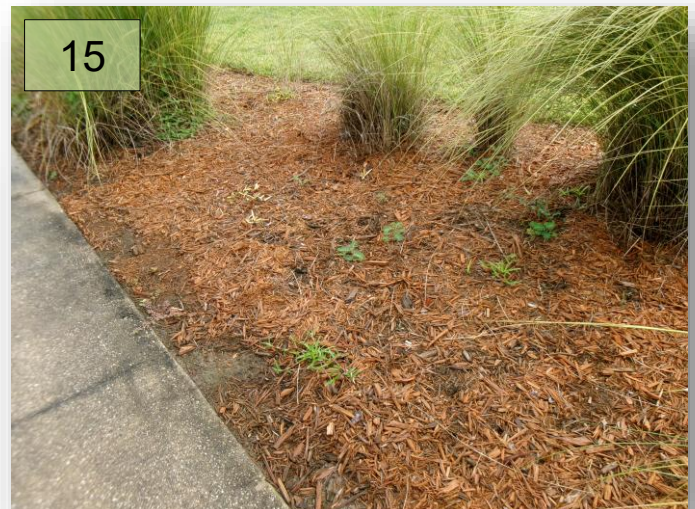
13. In ball field, I observed multiple active ant mounds. These should be taken care of ASAP.(pic.13)



14. Turf along River Glenn Parkway continues to have significant weed pressure. This has been observed and reported before. Do we have a strategy in place to correct and prevent this from happening next season?(pic.14)



15. All of the Ornamental Grass beds along River Glenn Parkway are full of weeds, which should be hand pulled.(pic.15>>)



River Glenn Parkway/Lagoons/Edwards Rd.

16. Ornamental beds along the Southern perimeter of Lagoon, between River Glenn Parkway and Fern Creek Dr, need to be weeded and soft edged.(pic.16a, 16b)



19. There are multiple electrical junction boxes along the front and back side of the wall that runs South along Edwards Rd. If there is a lighting map, we should locate the junction and lighting boxes to make sure they are all closed.(pics.19a, 19b>>)

20. All ornamental beds along sidewalk, heading Southbound along Edwards Rd., are inundated with weeds. It is a wet area but must be detailed. There are weeds in this area that are over 24 inches tall. This should be on a priority detail schedule due to it being along a walkway.

21. Maintenance crews should be sure to blow off any debris from sidewalks when they are down mowing.



17. The homeowner at 75060 Fern Creek Dr. has planted ornamental plant material on the pond side of their fence. This hinders the maintenance company from performing their duties effectively.(pic.17>)

18. Canopies of trees along lagoons should be elevated for ease of maintenance and safety.(pic.18>)



Edwards Rd.



24. Turf along Edwards on either side of entrance is weak and has weeds. Brightview AM to check mow height specifications are being met.(pic.24)



22. At the Southern end of the sidewalk along Edwards Rd., there is a bike rack that was fallen over in the sidewalk. I picked it up to get it out of the sidewalk, but if this is supposed to be there, it should be secured to the ground.(pic.22>)

23. In that same area, near the very end of the sidewalk, it appears a vehicle had gone of the road and damaged the turf.(pic.23>)



Edwards Rd./River Glenn Parkway

25. Some of the Azaleas in the hedge on the North entrance bed along Edwards Rd. are weak/dead. Dead plants should be removed and fertilizer applied when appropriate.(pic.25)



28. Canopies of trees that are encroaching on roadways and sidewalks should be tipped back for vehicle and pedestrian safety.(pic.28)



26. The grass in the median on River Glenn Parkway has weed pressure that should be mitigated before it gets any worse.(pic.26)



29. On the right side of River Glenn Parkway heading West, between house numbers 65025 and 65019, there is a fire hydrant in the ornamental grass bed that is obscured by the grasses. Hydrant must have a minimum clearance of 3ft around, as well as direct access from the street. Some grasses need to be moved or removed.(pic.29>)



27. The Duranta 'Gold Mound', in the median monument beds, should be selectively pruned to remove spears and keep the plant material at the same height.(pic.27>)



Edwards Road/River Glenn Parkway



Tab 5

Quality Site Assessment

Prepared for: River Glen CDD

General Information

DATE: Tuesday, Aug 12, 2025

NEXT QSA DATE: Thursday, Sep 04, 2025

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Entrance, Amenity Center and Ball Field

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



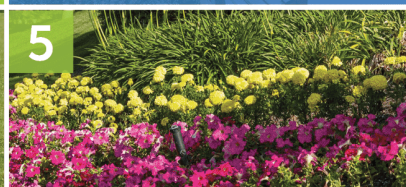
Weed Free



Green Turf



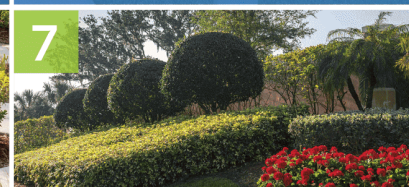
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



- 1** Summer annuals look good
- 2** Front entrance turf color is good and next application will be on the 25th of August
- 3** Main entrance turf was stressed in the spring and trampled at the bus stop, but has recovered and looks good.
- 4** Pruning rotation is on schedule and shrubs by the amenity center are tight.

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



- 5** New landscape at the amenity center is healthy and growing. Will fertilize again in the fall.
- 6** Sabal palms seeds have emerged and will be scheduled to be pruned this month.
- 7** Dollar weed in the turf is dying out from post emergent herbicide application

Recommendations for Property Enhancements



- 1** Dead pine tree, two dead bay trees along road way. Proposal to drop into preserve so that they don't hit the roadway

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Lesley Gallagher
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To	River Glen CDD
		Billing Address	3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	River Glen CDD - dead pine tree and 2 dead bay trees near road		
Project Description	Bridgewater Drive - Drop 3 trees in preserve that could fall on road		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop 1 dead pine tree and 2 smaller dead bay trees in preserve along Bridgewater Dr.	\$916.50	\$916.50

For internal use only

SO# 8734629
JOB# 346108393
Service Line 300

Total Price \$916.50

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
Enhancement Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

Signature	Title	District Manager
Lesley Gallagher	Date	August 12, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Enhancement Manager
Jen Mabus	Date	August 12, 2025

Job #: 346108393

SO #: 8734629

Proposed Price: \$916.50

Dead pine tree along Bridgewater,
two smaller dead trees next to it



Tab 6

Service Report



Work Order 00774519

Work Order 00774519
Number

Created Date 5/6/2025

Account

River Glen CDD

Contact

Lesley Gallagher

Address

65019 River Glen Pkwy
Yulee, FL 32097
United States

Work Details

Specialist Comments to Customer
Completed fountain maintenance on two fountains.
Floats and intakes scrubbed and cleaned.
Everything running properly. Thank you for
choosing SOLitude!

Prepared By

David Schwarz

Work Order Assets

Asset	Status	Product Work Type
Fountain 1 - Pond 1	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Fountain 1 - Pond 1	PANEL COMPONENT CHECK	
Fountain 1 - Pond 1	LIGHTING INSPECTION (IF APPLICABLE)	
Fountain 1 - Pond 1	FOUNTAIN FUNCTIONALITY	
Fountain 1 - Pond 1	CHECK POWER CABLE	
Fountain 1 - Pond 1		

Service Report



Work Order 00844358

Work Order 00844358
Number

Created Date 7/24/2025

Account

River Glen CDD

Contact

Lesley Gallagher

Address

65019 River Glen Pkwy
Yulee, FL 32097
United States

Work Details

Specialist
Comments to
Customer

Treated ponds 15 for algae, submerged grasses, dye and nutrient control. Treated pond 16 for shoreline grasses, dye and nutrient control. Inspected ponds 9,10 and 13. Picked up debris on ponds 14,15 and 16. Water levels are up at this time of service. Thank you for your business, have a good day!

Prepared By

Julian Smith

Work Order Assets

Asset	Status	Product Work Type
River Glen Cdd-Lake-ALL	Inspected	
Pond 9 - River Glen CDD	Inspected	
Pond 8 - River Glen CDD	Inspected	
Pond 7 - River Glen CDD	Inspected	
Pond 6 - River Glen CDD	Inspected	
Pond 5 - River Glen CDD	Inspected	
Pond 4 - River Glen CDD	Inspected	
Pond 3 - River Glen CDD	Inspected	
Pond 2 - River Glen CDD	Inspected	
Pond 16 - River Glen CDD	Inspected	
Pond 15 River Glen CDD	Inspected	
Pond 14 - River Glen CDD	Inspected	
Pond 13 - River Glen CDD	Inspected	
Pond 12 - River Glen CDD	Inspected	
Pond 11 - River Glen CDD	Inspected	
Pond 10 - River Glen CDD	Inspected	
Pond 1 - River Glen CDD	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
River Glen Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 9 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 8 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 7 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order	00844358	Account	River Glen CDD
Work Order	00844358	Contact	Lesley Gallagher
Number		Address	65019 River Glen Pkwy Yulee, FL 32097 United States

Created Date 7/24/2025

Pond 6 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 5 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 4 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 3 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 16 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 15 River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 14 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 13 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 12 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 11 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 10 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 1 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
River Glen Cdd-Lake-ALL	SHORELINE WEED CONTROL	
River Glen Cdd-Lake-ALL	MONITORING	
River Glen Cdd-Lake-ALL	LAKE WEED CONTROL	
River Glen Cdd-Lake-ALL	ALGAE CONTROL	
Pond 9 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 9 - River Glen CDD	MONITORING	
Pond 9 - River Glen CDD	LAKE WEED CONTROL	
Pond 9 - River Glen CDD	ALGAE CONTROL	
Pond 8 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 8 - River Glen CDD	MONITORING	
Pond 8 - River Glen CDD	LAKE WEED CONTROL	
Pond 8 - River Glen CDD	ALGAE CONTROL	
Pond 7 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 7 - River Glen CDD	MONITORING	
Pond 7 - River Glen CDD	LAKE WEED CONTROL	
Pond 7 - River Glen CDD	ALGAE CONTROL	
Pond 6 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 6 - River Glen CDD	MONITORING	
Pond 6 - River Glen CDD	LAKE WEED CONTROL	
Pond 6 - River Glen CDD	ALGAE CONTROL	
Pond 5 - River Glen CDD	SHORELINE WEED CONTROL	



Work Order 00844358
 Work Order 00844358
 Number

Account River Glen CDD
 Contact Lesley Gallagher
 Address 65019 River Glen Pkwy
 Yulee, FL 32097
 United States

Created Date 7/24/2025

Pond 5 - River Glen CDD	MONITORING	
Pond 5 - River Glen CDD	LAKE WEED CONTROL	
Pond 5 - River Glen CDD	ALGAE CONTROL	
Pond 4 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 4 - River Glen CDD	MONITORING	
Pond 4 - River Glen CDD	LAKE WEED CONTROL	
Pond 4 - River Glen CDD	ALGAE CONTROL	
Pond 3 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 3 - River Glen CDD	MONITORING	
Pond 3 - River Glen CDD	LAKE WEED CONTROL	
Pond 3 - River Glen CDD	ALGAE CONTROL	
Pond 2 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 2 - River Glen CDD	MONITORING	
Pond 2 - River Glen CDD	LAKE WEED CONTROL	
Pond 2 - River Glen CDD	ALGAE CONTROL	
Pond 16 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 16 - River Glen CDD	MONITORING	
Pond 16 - River Glen CDD	LAKE WEED CONTROL	
Pond 16 - River Glen CDD	ALGAE CONTROL	
Pond 15 River Glen CDD	SHORELINE WEED CONTROL	
Pond 15 River Glen CDD	MONITORING	
Pond 15 River Glen CDD	LAKE WEED CONTROL	
Pond 15 River Glen CDD	ALGAE CONTROL	
Pond 14 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 14 - River Glen CDD	MONITORING	
Pond 14 - River Glen CDD	LAKE WEED CONTROL	
Pond 14 - River Glen CDD	ALGAE CONTROL	
Pond 13 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 13 - River Glen CDD	MONITORING	
Pond 13 - River Glen CDD	LAKE WEED CONTROL	
Pond 13 - River Glen CDD	ALGAE CONTROL	
Pond 12 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 12 - River Glen CDD	MONITORING	
Pond 12 - River Glen CDD	LAKE WEED CONTROL	



Work Order 00844358

Work Order 00844358
Number

Account

River Glen CDD

Contact

Lesley Gallagher

Address

65019 River Glen Pkwy
Yulee, FL 32097
United States

Created Date 7/24/2025

Pond 12 - River Glen CDD	ALGAE CONTROL
Pond 11 - River Glen CDD	SHORELINE WEED CONTROL
Pond 11 - River Glen CDD	MONITORING
Pond 11 - River Glen CDD	LAKE WEED CONTROL
Pond 11 - River Glen CDD	ALGAE CONTROL
Pond 10 - River Glen CDD	SHORELINE WEED CONTROL
Pond 10 - River Glen CDD	MONITORING
Pond 10 - River Glen CDD	LAKE WEED CONTROL
Pond 10 - River Glen CDD	ALGAE CONTROL
Pond 1 - River Glen CDD	SHORELINE WEED CONTROL
Pond 1 - River Glen CDD	MONITORING
Pond 1 - River Glen CDD	LAKE WEED CONTROL
Pond 1 - River Glen CDD	ALGAE CONTROL

Tab 7



River Glen Community Development District

Field Report
August 2025

**First Coast CMS LLC
08/12/2025**

Swimming Pools

At the time of this report there are no mechanical issues with the pool or splash pad.

Facility Maintenance

We currently have an issue with the tennis court card reader and are waiting for Atlantic Companies to make repair

Kayak Launch building was pressure washed since last meeting

All Fire Extinguishers have been inspected and retagged

Eblast sent out to community members to remind them to register their renters and return cards to amenity staff if they move out of the community

Backflow to the Amenity Irrigation was replaced by Bob's Backflow.

Toddler Swing on Playground was replaced

Police report was obtained by staff regarding the second incident of mud being sprayed on vinyl fence (Edwards Rd)

Dumpster to the Amenity Center was upgraded to a 4 yard dumpster at a slight increase monthly to accommodate a large community and increased amenity usage.

Entry fountain is down and will require electrician to verify cause

Tab 8



BRIGHTVIEW LANDSCAPE IRRIGATION MAINTENANCE SERVICE AGREEMENT UNIT ONE

We are committed to fulfilling the specific landscape needs of your property while providing the service you expect at a price point that fits your budget.

Base Management Monthly Price	\$ 6,130.00
Base Management Yearly Fee	\$ 73,560.00

Base Management pricing includes:

- 52 Grounds Maintenance Visits
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning
- Palm Tree Pruning 1x Yr (14 Sabals, 4 Medjools)

Fertilizer/Pest Control/Weed Control Monthly Price	\$ 1,540.00
Fertilizer/Pest Control/Weed Control Yearly Fee	\$ 18,480.00

Agronomics Management pricing includes:

- Turf Fertilization with Arena (Chinch Bug Control)
- Turf Insect Control
- Turf Weed Control
- Shrub and Groundcover Fertilization
- Shrub and Groundcover Insect Control

Irrigation Inspection Service Monthly Price	\$ 455.00
Irrigation Inspection Service Yearly Fee	\$ 5,460.00

Irrigation Inspection pricing includes:

- Monthly check and adjust all zones
- Monthly cleaning irrigation heads
- Monthly Irrigation report

Total including all of the above monthly fee: \$ 8,125.00

Total including all of the above yearly total: \$ 97,500.00

AVAILABLE BUT NOT INCLUDED IN THE CONTRACT

Annual Flower Rotation Yearly Fee	\$ 2,880.00
-----------------------------------	--------------------

Annual Flower Rotation Management pricing includes:

- Contract Grown Flowers with four seasonal rotations per year
- 1,200 Total Units (300 per rotation)
- Fertilizer
- Weed Control

Mulch Installation Service Yearly Fee	\$ 20,880.00
---------------------------------------	---------------------

Mulch Installation Management pricing includes:

- Install 180 cubic yards of gold mulch 2x per year
- Equipment and Material

Pine Straw Installation Service Yearly Fee	\$ 3,996.00
--	--------------------

Pine Straw Installation Management pricing includes:

- Install 250 bales of pine straw 2x per year
- Equipment and Material



LANDSCAPE MANAGEMENT - PHASE II MAINTENANCE (RED, BLUE, ORANGE, AND MAGENTA AREA)

We are committed to fulfilling the specific landscape needs of your property while providing the service you expect at a price point that fits your budget.

Base Management Monthly Price	\$ 3,518.00
Base Management Yearly Fee	\$ 42,216.00

Base Management pricing includes:

- 42 Grounds Maintenance Visits
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning
- All pond banks are mowed in their entirety

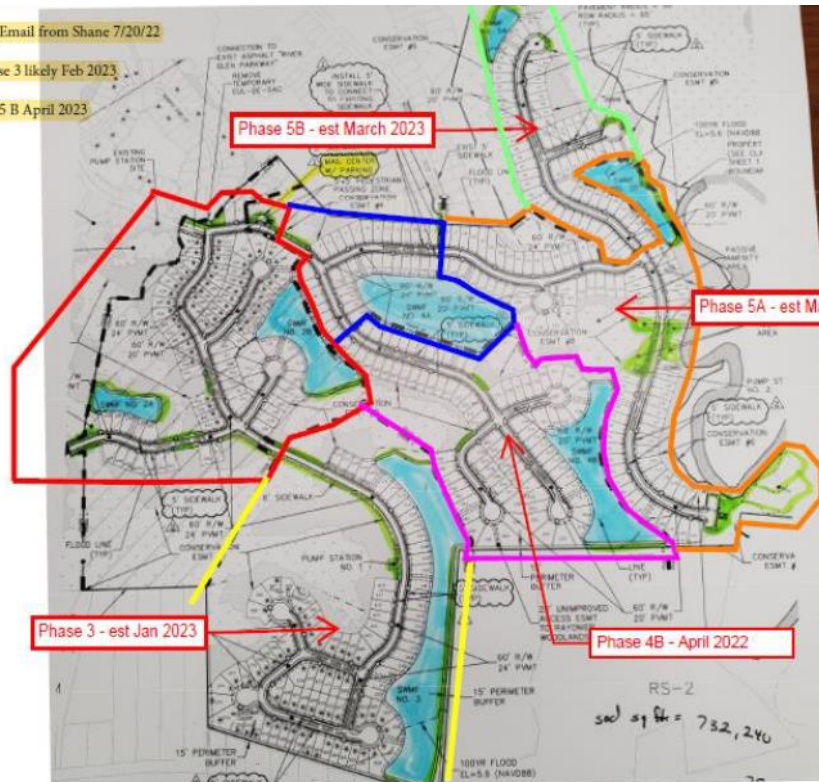
Total including all of the above monthly fee: \$ 3,518.00

Total including all of the above yearly total: \$ 42,216.00

Per Email from Shane 7/20/22

Phase 3 likely Feb 2023

and 5 B April 2023



All pond banks are mowed in their entirety per contract

Per Email from Shane 7/20/22

Phase 3 likely Feb 2023

and 5 B April 2023



All pond banks are mowed in their entirety per contract

The Contractor shall begin performance and invoicing on Phase 3 and Phase 5B upon written direction from the CDD. The Contractor acknowledges that commencement of services to the two phases may be on different dates, and the District shall only incur costs after work has

LANDSCAPE MANAGEMENT - PHASE 3 / PHASE 5B MAINTENANCE

We are committed to fulfilling the specific landscape needs of your property while providing the service you expect at a price point that fits your budget.

Base Management Monthly Price	\$ 2,250.00
Base Management Yearly Fee	\$ 27,000.00

Base Management pricing includes:

- 42 Grounds Maintenance Visits
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning
- All pond banks are mowed in their entirety

Total including all of the above monthly fee: \$ 2,250.00

Total including all of the above yearly total: \$ 27,000.00

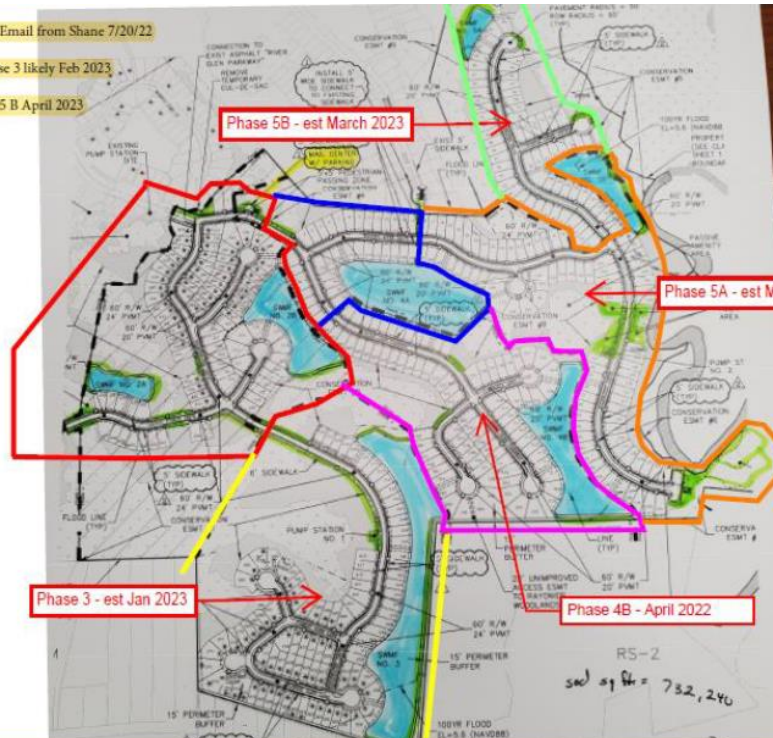
Note: Phase 3 - \$16,200 YR

Phase 5b - \$10,800 YR

Per Email from Shane 7/20/22

Phase 3 likely Feb 2023

and 5 B April 2023



All pond banks are mowed in their entirety per contract

The Contractor shall begin performance and invoicing on Phase 3 and Phase 5B upon written direction from the CDD. The Contractor acknowledges that commencement of services to the two phases may be on different dates, and the District shall only incur costs after work has begun pursuant to such written direction.

Per Email from Shane 7/20/22

Phase 3 likely Feb 2023

and 5 B April 2023



All pond banks are mowed in their entirety per contract

The Contractor shall begin performance and invoicing on Phase 3 and Phase 5B upon written direction from the CDD. The Contractor acknowledges that commencement of services to the two phases may be on different dates, and the District shall only incur costs after work has begun pursuant to such written direction.

TRACT H

We are committed to fulfilling the specific landscape needs of your property while providing the service you expect at a price point that fits your budget.

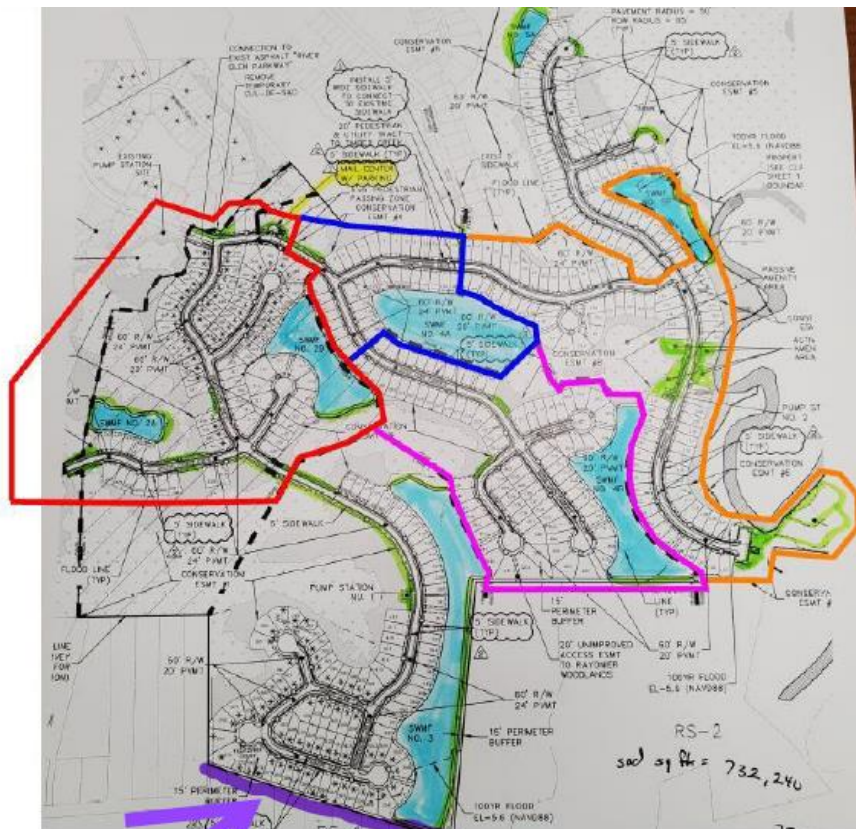
Base Management Monthly Price	\$ 209.88
Base Management Yearly Fee	\$ 2,518.52

Base Management pricing includes:

- 42 Grounds Maintenance Visits
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning

Total including all of the above monthly fee: \$ 209.88

Total including all of the above yearly total: \$ 2,518.52



Tract H added per
amendment #3
5/1/2025

Pond banks are mowed completely.

UNIT ONE
Scope of Services

PART 1

GENERAL LANDSCAPE MAINTENANCE

1.) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Zoysia grass at a height of one (1) to one and one half (1 1/2) inches & Bermuda at a height of one (1) to one and one half (1 1/2) inches.. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of River Glen CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities).

1A) POND MOWING - All ponds identified as such (blue) on the overall River Glen Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. This is slightly higher than the mow height of flatter areas in common area Bahia plantings to minimize bank erosion. Pond banks will be mowed and/or trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash

of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week during the growing period, but every maintenance event during the dormant months (which equates to every other week). All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. UPON ENTERING INTO A CONTRACT, CONTRACTOR SHALL PROVIDE THE DISTRICT REPRESENTATIVE(S) A MOWING EXHIBIT OF THE ENTIRE PROPERTY DELINEATING WHAT AREAS ARE TO BE MOWED ON WHAT DAYS, INCLUDING POND BANKS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum clearance of ten feet (10') over sidewalks and other pedestrian walkways to fifteen feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an **as-needed basis**. However, during the dormant season, ALL Crape Myrtles (and other small trees) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning and seed pod removal are the preferred methods of Crape Myrtle pruning and should be performed after threat of frost has passed.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with

horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of River Glen. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. No on-site dumping is to take place unless it is pre-authorized by District Representative(s) and then under careful supervision. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Old seed pods, as well as old flower stalks and fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). This is especially important when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) as well as the Palmetto Club, Park Square and other highly visible and used public spaces, shall be inspected during every maintenance visit and pruned as necessary in order to keep these areas safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. WEEDS GREATER THAN TWO (2) INCHES IN HEIGHT OR WIDTH SHALL BE PULLED, NOT SPRAYED. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, WALLS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE

NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblin or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters or natural areas (unless it has been approved by the District Representative(s)). Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and **until a soil test is provided to indicate otherwise**, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for north Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, north Florida is determined to be anything north of a line running east-west through Ocala.)

All St. Augustine Sod:

April	A complete fertilizer based on soil tests + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

April	A complete fertilizer based on soil tests + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	A complete fertilizer based on soil tests + PreM

All Zoysia Sod:

April	A complete fertilizer based on soil tests + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

April	A complete fertilizer based on soil tests + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN,

healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUND COVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUND COVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P₂O₅-12K₂O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). The "2P₂O₅" should be reduced to "0P₂O₅" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micro nutrients ensuring they are in slow-release or water soluble forms. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing (f.k.a. TPPD -Texas Phoenix Palm Decline). The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor is also required to knock down fire ant mounds once they are dead and rake out soil evenly over turf.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all parks and gathering spaces and other finished, irrigated landscape areas. Where irrigation is not present, timing of the application around rainfall will need to be coordinated should the BOS choose to move forward.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Nassau County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with dyed gold, hardwood mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Additionally, Contractor is to top dress all current bed areas mulched with Pine Straw, (including, but not limited to Edward Roadway, Spartina beds and pond bank to the right after entering) with Pine Straw Mulch. Bed depth shall be a minimum depth of 3” **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3”, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately **300** annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (March, June, September, December)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides, and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) **at no additional cost to District,** a complete renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time after removing all previous potting soil. Said potting soil shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

Tab 9

SERVICES AGREEMENT

PROPERTY NAME: River Glen CDD

CUSTOMER NAME: River Glen CDD

SERVICE DESCRIPTION: **Annual Maintenance Service Renewal Agreement for Floating Fountain(s).**

EFFECTIVE DATE: September 1, 2025 through August 31, 2026

SUBMITTED TO: Lesley Gallagher

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

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.
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").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of twelve (12) months (the "Initial Term"). Notwithstanding the foregoing, SOLitude reserves the right to annually increase the amount charged for the Services beyond the escalation percentage stated herein. 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 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 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.

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.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

River Glen CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the fountain(s) on a one (1) time per quarter basis.

Fountain Maintenance Service:

1. Company will service the Fountain(s) as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain(s) or light(s) are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain(s) debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountain(s) and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

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.



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.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$600.00**

Invoice Amount: **\$150.00**

Invoice Frequency: **Quarterly**

Tab 10

This contract provides for re-treatment of a structure and the repair of damages caused by wood destroying organisms within the limits stated in this contract.



SENTRICON* SYSTEM SERVICE AGREEMENT DAMAGE REPAIR & RETREAT GUARANTEE for Subterranean Termites

Source Code: _____

Tony
Account Name- First Last
65084 River Glen Parkway Community A
Service Address Apt/Bldg #
Yulee FL 32097
City State Zip Code
904-506-8410
Best Contact Number Other Phone

65084 River Glen Parkway Community A
Billing Address Apt/Bldg #
Yulee FL 32097
City State Zip Code
904-506-8410
Billing Phone Office Phone
tony@firstcoastcms.com
Email Address

TYPE OF STRUCTURE: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ MULTI-UNIT- BLDGS. #: _____
STRUCTURES FOR SERVICE: ☒ MAIN DWELLING ☒ OTHER: To include maintenance shed- 650 LF- price based on size of
TYPE OF INITIAL TREATMENT: ☒ POST-CONSTRUCTION ☐ NEW CONSTRUCTION ☐ OTHER: _____
LOCATION OF NOTICE OF SERVICE: ☐ N/A ☐ ATTIC ☐ CRAWL ☒ OTHER: Electrical Pa
PURPOSE OF SERVICE: ☒ PREVENTION ☐ PRESUMPTIVE EVIDENCE ☐ EXISTING INFESTATION

INITIAL INVESTMENT

Initial Cost.....\$ 1250
Other Fees.....\$ -366.50
Sales Tax.....\$ +66.50
TOTAL INITIAL COST.....\$ 950.00

METHOD OF PAYMENT: ☐ Check ☐ Cash ☐ Credit Card
Renewal Maintenance Fee \$650
Renewal Frequency ☐ Monthly ☐ Quarterly ☒ Annually

UPON RECEIVING FULL PAYMENT AND COMPLETING THE INITIAL SERVICE THE COMPANY WILL PROVIDE A DAMAGE REPAIR & RETREAT GUARANTEE FOR TERMITES AS SPECIFIED AND DESCRIBED IN THE PROVISIONS, TERMS AND CONDITIONS SET FORTH ON THE FRONT AND BACK OF THIS AGREEMENT, WHICH WILL PROVIDE A DETAILED EXPLANATION OF THE GUARANTEE ALONG WITH ALL DISCLAIMERS, LIMITATIONS, CONDITIONS OR EXCLUSIONS.

SERVICE PROVISIONS

NADER'S PEST RAIDERS (The Company) is authorized by Corteva Agriscience™, to install the Sentricon* Colony Elimination System and conduct associated service and treatment protocols for customer. The Sentricon* System allows for servicing bait treatment for subterranean termites with Recruit* an insect growth regulator containing the active ingredient Noviflumuron.

The Customer appreciates that subterranean termite control is not immediate. Specifically, control and/or colony elimination may take several months. Customer understands that the inherently "delayed" action of the insect growth regulator is necessary to defeat avoidance behavior by foraging subterranean termites. The Company shall provide the following termite control services to Customer under this agreement:

1. Initial inspection of applicable structures and grounds and installation of in-ground bait stations around the perimeter of the structure at the Company's discretion.
2. Servicing of stations by the Company Service Representatives, commencing with the installation of the system. All stations will be serviced within the guidelines as specified under the most current material label standards.
3. Application of Recruit* termite bait in stations. The Company may install additional stations and/or modify existing stations at its discretion and in compliance with all label and labelling directions.
4. Periodically inform the Customer of any new or increased termite activity noted at any of the stations during any of the routine inspections.
5. Upon achieving colony elimination, the Company will provide for unlimited repairs of new subterranean termite damage as set forth in the provisions, terms and conditions of this agreement. The guarantee is effective immediately upon installation on structures which have no present or past termite activity or on those structures which receive a treatment specifically designed by the Company to control live termites directly, performed at or near the time of the installation of Sentricon stations.

As compensation for services rendered or to be rendered under this agreement, the Customer shall pay the Company an installation fee and maintenance fee, as specified, upon signing the agreement. This agreement and guarantee may be renewed for life by paying the annual Renewal Maintenance Fee on a consecutive basis. Failure to pay consecutive Renewal Maintenance Fees will render this agreement and guarantee null and void. After the first year, adjustments to the Renewal Maintenance Fee may be made annually by the Company giving the Customer a minimum of thirty days notice regarding the new rate. This guarantee is transferable to a subsequent owner provided that the Renewal Maintenance Fee is paid on a consecutive basis from the time of the initial installation.

Customer agrees not to move, open, handle or damage Sentricon* stations, bait devices or any other parts of the system. Tampering with such components may compromise the efficacy of the system and shall constitute a basis for terminating this agreement. The Customer may be responsible for the cost of replacement or repair of any damaged or missing bait stations that were not damaged or removed by the Company and/or its agent. The bait stations and associated materials (Sentricon* Components) provided by the Company are and shall remain the exclusive property of Corteva Agriscience™. Customer understands that he does not acquire any ownership interest or title to such components and that upon termination of this agreement for any cause whatsoever, the Company and/or Corteva Agriscience™ are hereby authorized to remove all such components.

The guarantee in this agreement is in lieu of all other guarantees and warranties, expressed and implied, including the warranties of merchantability and fitness for a particular purpose. The customer is entitled to a copy of any treatment specifications, customer preparation sheets, checklists and any applicable release forms. All specifications and special circumstances have been fully explained to me.

Nader's Pest Raiders

Date: 06/24/2025

Todd Steele

Company Representative Service Center Manager

542347 US-1

Company Address

Callahan FL 32011

City State Zip

904-800-7546

Company Phone

TO THE PROPERTY OWNER OR PROPERTY MANAGER:

If this is a home solicitation you may cancel this agreement by providing written notice to the seller in person or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller cannot keep any part of a cash down payment. You are entitled to and should receive an exact executed copy of this agreement. This agreement is contingent on the approval of the Service Center Manager.

By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.

Accepted By: _____ Date: _____

☐ Owner/Buyer ☐ Authorized Agent

DAMAGE REPAIR AND RETREAT GUARANTEE FOR SUBTERRANEAN TERMITES

Subject to the Graph, Specifications, Service Provisions and the General Terms, Conditions, Limitations, Exclusions and Disclaimers listed herein, the Company issues this Damage Repair and Retreat Guarantee which provides repair for subterranean termite damage occurring after the original date of treatment as specified in section 5 under service provisions, provided however that live subterranean termites must be discovered in these areas, otherwise the damage will be considered old damage and not covered under this agreement and provided that:

- A. Damage Repairs:** Said damage occurs within the confines of the foundation walls of the structure. All adjacent areas, unless expressly identified, including, but not limited to: decks components and supports, steps, stringer, hot tubs, cross tie walls and planters, lattice-wood facades and retaining walls which are expressly excluded from the Damage Repair Guarantee. Such areas outside the foundation walls and adjacent to the structure will be covered for retreatment only.
- B. Siding, Cellulose and Conductive Conditions:** It is the Company's policy that the Customer remove all synthetic stucco (E.I.F.S.) ** or other siding materials that are below the outside grade level, remove or insulate all wood/cellulose materials that are in direct contact with the ground, correct all conducive conditions that would allow target pest survive above the soil and repair all existing damage.
- C. Moisture Conditions:** It is the owner's responsibility to correct and repair moisture conditions in the structure that may allow target pest to survive in the structure without returning the soil. Moisture conditions include but are not limited to faulty plumbing, roof leaks, faulty gutters/downspouts and/or poor drainage. Because such conditions may render certain treatments ineffective, the Company will approve additional treatment, when necessary, and will assume liability for those areas after the Customer has completed corrective measures. In no instance will it be the Company's responsibility for the repair of damage where the above conditions are permitted to exist.
- D. Claims:** All claims are reviewed and approved by the Company. No claim will be paid or reimbursement made to a Customer until a) The Company's personnel have had an opportunity to verify the evidence of Subterranean Termite Damage before any alteration or destruction; and b) the damage is either repaired by a authorized Company representative or agent, and/or approved for repair by such representative or agent.
- E. Renewal Fees:** This Guarantee is renewed by the Company receiving payment of the Renewal Maintenance Fee on or before the annual Renewal Date. The Company reserves the right to increase the Renewal Maintenance Fee after the first year, by giving the guarantee holder a minimum thirty days notice of the new renewal rate. This guarantee is transferable to a subsequent owner at no cost, only with the expressed consent of the Company, provided that the Renewal Maintenance Fees are paid on a consecutive basis from the time of the initial installation/treatment. Transfer is further contingent upon the subsequent owner providing current owners contact information including name, phone number, email, billing information and other information deemed necessary to maintain proper service.

GENERAL TERMS AND CONDITIONS LIMITATIONS, EXCLUSIONS AND DISCLAIMERS

- 1. TREATMENT STANDARDS:** In order to immediately address a known subterranean termite infestation, the Customer may at his discretion, employ the Company to provide conventional subterranean termite treatment and/or spot treatment for the purpose of mitigating immediate subterranean termite damage. Except as specified such measures are neither necessary nor detrimental to the effectiveness of the Sentricon® System.
- 2. NOTIFICATION REQUIREMENTS FROM THE CUSTOMER:** Although regular lawn and ornamental pesticide applications will not generally interfere with the efficacy of the system, as an additional precaution, the Company requests notification of the conduct of such pesticide control services during the effective date of this agreement. Unless otherwise indicated advance notification is not required under this paragraph.
- 3. MONITORING STANDARDS:** Accordingly, during the term of this agreement the Company shall provide such additional treatment as may be reasonable and necessary to control and eradicate persistent subterranean termite infestation. It is specifically understood that a period of at least three months shall be allowed from date of installation before additional procedures will be required.
- 4. SUBTERRANEAN TERMITE CONTROL:** This service agreement and guarantee pertains only to subterranean termites (including Formosan termites) and does not apply nor is it intended to be effective against other insect pests including but not limited to drywood termites or other wood destroying insects and organisms.
- 5. ALTERNATIVE TREATMENT COMMITMENT:** If the Company, for any reason ceases to be authorized to install and/or service the Sentricon® System, the Company will:
 - a. so notify the Customer;
 - b. offer the Customer an alternative of either using a different form of subterranean termite treatment or terminate this agreement. (NOTE Conventional "liquid barrier" methods of termite control may not offer an effective means of controlling certain termite infestations in certain structures. In such event the Company may not be able to offer a different form of termite protection).
 - c. if the Customer and the Company agree on a different form of termite control or treatment the Company shall give the Customer a pro rata credit for services paid for but not yet received which may be applied against conventional subterranean termite treatment costs,
 - d. if the Customer elects to discontinue this agreement or if the Company cannot offer an effective different form of termite control, the Company shall return to the Customer an amount equal to the fee paid for services not yet received.
- 6. PREMISES MADE AVAILABLE FOR INSPECTION:** The Company reserves the right to conduct additional inspections of the premises on an as needed basis without charge to Customer. The Customer agrees provide complete access to the property during normal business hours at the Company's request.
- 7. STRUCTURAL MODIFICATIONS:** In the event the owner structurally or cosmetically modifies, alters or otherwise changes the structure hindering or obstructing a visual inspection after the date of the initial treatment, this agreement will terminate unless the owner has notified the Company in advance in writing of any such alterations or modifications and received approval from the Company for the work proposed. Alterations or modifications that may prevent an area from being inspected could include, but are not limited to, additions, finishing of unfinished areas, plumbing changes, addition of spray foam, encapsulation or rigid board insulation, latticed wood, wood flooring, decks, new landscaping and/or any movement of soil next to the foundation. The owner will be responsible for any additional treatment required and the renewal maintenance fee may also be adjusted.
- 8. REMOVED OR DAMAGED STATIONS:** Customer shall promptly advise the Company in the event that any of the monitoring/bait stations are damaged or removed for any reason so as to facilitate the repair or replacement of the same.
- 9. LIABILITY LIMITATIONS:** The Company's liability under this agreement shall be terminated should the Company be prevented from fulfilling its responsibilities under the terms of the agreement by reasons of acts of war, natural disaster, or the failure of Customer to provide cooperation and access as required under this agreement.
- 10. NEXT GENERATION MATERIALS:** The Company reserves the right to substitute any upgraded or next generational ingredients for Recruit® should they become available. The most current label standards for upgraded or next generation products shall take precedence.
- 11. AMENDMENTS:** This agreement and guarantee constitute a complete recitation of all understandings and responsibilities between the parties and may not be altered or changed without the prior written consent of both parties. Any changes must be in the form of an addendum and approved in writing by the COMPANY. Alterations and changes made directly to this agreement will void the guarantee.
- 12. VALIDATION OF GUARANTEE:** This agreement is not valid unless actual work is performed and paid in full. A service fee of 1 1/2% interest may be added to the unpaid balance over 30 days. If Customer fails to pay for services this agreement shall terminate without privilege of reinstatement and the Company shall be released from all liability hereunder. If collection becomes necessary the Customer agrees to pay all costs of collection, including reasonable attorney fees.
- 13. DISCLAIMER FOR INSPECTION OF MOLD:** Customer agrees that the Company has not inspected for and is not qualified to inspect any surfaces, air or any other portion or member of the structure covered by this agreement for the presence of molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra), and that the Company has no liability for inspection of the structure for same. The inspection for, evaluation of or treatment for the presence of mold, mold-like conditions or non-wood destroying fungi should be referred to the appropriate mold professional or certified industrial hygienist chosen by the Customer.
- 14. DISCLAIMER FOR TREATMENT OF MOLD:** Customer agrees that the treatment contemplated by this agreement with the Company does not treat for or prevent mold mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Accordingly, Customer, on behalf of himself/herself his/her heirs, successors or assign agrees that the Company shall have no liability for any personal injury or property damage arising from any exposure of any person to said molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Any inspection for, evaluation of or treatment of molds, mold-like conditions or non-wood destroying fungi should be referred to and handled by an appropriate mold professional or certified industrial hygienist chosen by the Customer.
- 15. ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the Company and the Customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the Company agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
- 16. INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.

The Removal of the bait or baiting system may result in a lack of termite protection.

*Trademark of Corteva Agriscience™

**Exterior Insulation Finish Systems



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

Rule 5E-14.105, F.A.C.

WILTON SIMPSON
COMMISSIONER

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@fdacs.gov.

I understand that I am entering into a contract with Nader's Pest Raiders (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Tony

Print Name of Consumer

Date: _____

Signature of Consumer

Title: Property Owner or Authorized Agent

Todd Steele

Print Name of Pest Control Representative

Date: 06/24/2025

Todd Steele

Signature of Pest Control Representative

Company: Nader's Pest Raiders

This contract provides for re-treatment of a structure and the repair of damages caused by wood destroying organisms within the limits stated in this contract.



**SENTRICON* SYSTEM SERVICE AGREEMENT
DAMAGE REPAIR & RETREAT GUARANTEE
for Subterranean Termites**

Source Code: _____

Tony

Account Name- First Last
66143 Edgewater Dr
Service Address Apt/Bldg #
Yulee FL 32097
City State Zip Code
904-506-8410 904-000-0000
Best Contact Number Other Phone

66143 Edgewater Dr

Billing Address Apt/Bldg #
Yulee FL 32097
City State Zip Code
904-506-8410 904-000-0000
Billing Phone Office Phone
tony@firstcoastcms.com
Email Address

TYPE OF STRUCTURE: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ MULTI-UNIT- BLDGS. #: _____
STRUCTURES FOR SERVICE: ☐ MAIN DWELLING ☒ OTHER: Restroom building 180 LF- Price based on size of structure
TYPE OF INITIAL TREATMENT: ☒ POST-CONSTRUCTION ☐ NEW CONSTRUCTION ☐ OTHER: _____
LOCATION OF NOTICE OF SERVICE: ☐ N/A ☐ ATTIC ☐ CRAWL ☒ OTHER: Electrical Panel
PURPOSE OF SERVICE: ☒ PREVENTION ☐ PRESUMPTIVE EVIDENCE ☐ EXISTING INFESTATION

INITIAL INVESTMENT

Initial Cost.....\$ 600
Other Fees.....Existing customer discount applied.....\$ -340
Sales Tax.....\$ 18.20
TOTAL INITIAL COST.....\$ 278.20

METHOD OF PAYMENT: ☐ Check ☐ Cash ☐ Credit Card
Renewal Maintenance Fee \$278.20
Renewal Frequency ☐ Monthly ☐ Quarterly ☒ Annually

UPON RECEIVING FULL PAYMENT AND COMPLETING THE INITIAL SERVICE THE COMPANY WILL PROVIDE A DAMAGE REPAIR & RETREAT GUARANTEE FOR TERMITES AS SPECIFIED AND DESCRIBED IN THE PROVISIONS, TERMS AND CONDITIONS SET FORTH ON THE FRONT AND BACK OF THIS AGREEMENT, WHICH WILL PROVIDE A DETAILED EXPLANATION OF THE GUARANTEE ALONG WITH ALL DISCLAIMERS, LIMITATIONS, CONDITIONS OR EXCLUSIONS.

SERVICE PROVISIONS

NADER'S PEST RAIDERS (The Company) is authorized by Corteva Agriscience™, to install the Sentricon* Colony Elimination System and conduct associated service and treatment protocols for customer. The Sentricon* System allows for servicing bait treatment for subterranean termites with Recruit* an insect growth regulator containing the active ingredient Noviflumuron.

The Customer appreciates that subterranean termite control is not immediate. Specifically, control and/or colony elimination may take several months. Customer understands that the inherently "delayed" action of the insect growth regulator is necessary to defeat avoidance behavior by foraging subterranean termites. The Company shall provide the following termite control services to Customer under this agreement:

1. Initial inspection of applicable structures and grounds and installation of in-ground bait stations around the perimeter of the structure at the Company's discretion.
2. Servicing of stations by the Company Service Representatives, commencing with the installation of the system. All stations will be serviced within the guidelines as specified under the most current material label standards.
3. Application of Recruit* termite bait in stations. The Company may install additional stations and/or modify existing stations at its discretion and in compliance with all label and labelling directions.
4. Periodically inform the Customer of any new or increased termite activity noted at any of the stations during any of the routine inspections.
5. Upon achieving colony elimination, the Company will provide for unlimited repairs of new subterranean termite damage as set forth in the provisions, terms and conditions of this agreement. The guarantee is effective immediately upon installation on structures which have no present or past termite activity or on those structures which receive a treatment specifically designed by the Company to control live termites directly, performed at or near the time of the installation of Sentricon stations.

As compensation for services rendered or to be rendered under this agreement, the Customer shall pay the Company an installation fee and maintenance fee, as specified, upon signing the agreement. This agreement and guarantee may be renewed for life by paying the annual Renewal Maintenance Fee on a consecutive basis. Failure to pay consecutive Renewal Maintenance Fees will render this agreement and guarantee null and void. After the first year, adjustments to the Renewal Maintenance Fee may be made annually by the Company giving the Customer a minimum of thirty days notice regarding the new rate. This guarantee is transferable to a subsequent owner provided that the Renewal Maintenance Fee is paid on a consecutive basis from the time of the initial installation.

Customer agrees not to move, open, handle or damage Sentricon* stations, bait devices or any other parts of the system. Tampering with such components may compromise the efficacy of the system and shall constitute a basis for terminating this agreement. The Customer may be responsible for the cost of replacement or repair of any damaged or missing bait stations that were not damaged or removed by the Company and/or its agent. The bait stations and associated materials (Sentricon* Components) provided by the Company are and shall remain the exclusive property of Corteva Agriscience™. Customer understands that he does not acquire any ownership interest or title to such components and that upon termination of this agreement for any cause whatsoever, the Company and/or Corteva Agriscience™ are hereby authorized to remove all such components.

The guarantee in this agreement is in lieu of all other guarantees and warranties, expressed and implied, including the warranties of merchantability and fitness for a particular purpose. The customer is entitled to a copy of any treatment specifications, customer preparation sheets, checklists and any applicable release forms. All specifications and special circumstances have been fully explained to me.

Nader's Pest Raiders

Date: 06/24/2025

Todd Steele

Company Representative Service Center Manager
542347 US-1
Company Address
Callahan FL 32011
City State Zip
904-800-7546
Company Phone

TO THE PROPERTY OWNER OR PROPERTY MANAGER:

If this is a home solicitation you may cancel this agreement by providing written notice to the seller in person or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller cannot keep any part of a cash down payment. You are entitled to and should receive an exact executed copy of this agreement. This agreement is contingent on the approval of the Service Center Manager.

By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.

Accepted By: _____ Date: _____
☐ Owner/Buyer ☐ Authorized Agent

DAMAGE REPAIR AND RETREAT GUARANTEE FOR SUBTERRANEAN TERMITES

Subject to the Graph, Specifications, Service Provisions and the General Terms, Conditions, Limitations, Exclusions and Disclaimers listed herein, the Company issues this Damage Repair and Retreat Guarantee which provides repair for subterranean termite damage occurring after the original date of treatment as specified in section 5 under service provisions, provided however that live subterranean termites must be discovered in these areas, otherwise the damage will be considered old damage and not covered under this agreement and provided that:

- A. Damage Repairs:** Said damage occurs within the confines of the foundation walls of the structure. All adjacent areas, unless expressly identified, including, but not limited to: decks components and supports, steps, stringer, hot tubs, cross tie walls and planters, lattice-wood facades and retaining walls which are expressly excluded from the Damage Repair Guarantee. Such areas outside the foundation walls and adjacent to the structure will be covered for retreatment only.
- B. Siding, Cellulose and Conductive Conditions:** It is the Company's policy that the Customer remove all synthetic stucco (E.I.F.S.) ** or other siding materials that are below the outside grade level, remove or insulate all wood/cellulose materials that are in direct contact with the ground, correct all conducive conditions that would allow target pest survive above the soil and repair all existing damage.
- C. Moisture Conditions:** It is the owner's responsibility to correct and repair moisture conditions in the structure that may allow target pest to survive in the structure without returning the soil. Moisture conditions include but are not limited to faulty plumbing, roof leaks, faulty gutters/downspouts and/or poor drainage. Because such conditions may render certain treatments ineffective, the Company will approve additional treatment, when necessary, and will assume liability for those areas after the Customer has completed corrective measures. In no instance will it be the Company's responsibility for the repair of damage where the above conditions are permitted to exist.
- D. Claims:** All claims are reviewed and approved by the Company. No claim will be paid or reimbursement made to a Customer until a) The Company's personnel have had an opportunity to verify the evidence of Subterranean Termite Damage before any alteration or destruction; and b) the damage is either repaired by a authorized Company representative or agent, and/or approved for repair by such representative or agent.
- E. Renewal Fees:** This Guarantee is renewed by the Company receiving payment of the Renewal Maintenance Fee on or before the annual Renewal Date. The Company reserves the right to increase the Renewal Maintenance Fee after the first year, by giving the guarantee holder a minimum thirty days notice of the new renewal rate. This guarantee is transferable to a subsequent owner at no cost, only with the expressed consent of the Company, provided that the Renewal Maintenance Fees are paid on a consecutive basis from the time of the initial installation/treatment. Transfer is further contingent upon the subsequent owner providing current owners contact information including name, phone number, email, billing information and other information deemed necessary to maintain proper service.

GENERAL TERMS AND CONDITIONS LIMITATIONS, EXCLUSIONS AND DISCLAIMERS

- 1. TREATMENT STANDARDS:** In order to immediately address a known subterranean termite infestation, the Customer may at his discretion, employ the Company to provide conventional subterranean termite treatment and/or spot treatment for the purpose of mitigating immediate subterranean termite damage. Except as specified such measures are neither necessary nor detrimental to the effectiveness of the Sentricon® System.
- 2. NOTIFICATION REQUIREMENTS FROM THE CUSTOMER:** Although regular lawn and ornamental pesticide applications will not generally interfere with the efficacy of the system, as an additional precaution, the Company requests notification of the conduct of such pesticide control services during the effective date of this agreement. Unless otherwise indicated advance notification is not required under this paragraph.
- 3. MONITORING STANDARDS:** Accordingly, during the term of this agreement the Company shall provide such additional treatment as may be reasonable and necessary to control and eradicate persistent subterranean termite infestation. It is specifically understood that a period of at least three months shall be allowed from date of installation before additional procedures will be required.
- 4. SUBTERRANEAN TERMITE CONTROL:** This service agreement and guarantee pertains only to subterranean termites (including Formosan termites) and does not apply nor is it intended to be effective against other insect pests including but not limited to drywood termites or other wood destroying insects and organisms.
- 5. ALTERNATIVE TREATMENT COMMITMENT:** If the Company, for any reason ceases to be authorized to install and/or service the Sentricon® System, the Company will:
 - a. so notify the Customer;
 - b. offer the Customer an alternative of either using a different form of subterranean termite treatment or terminate this agreement. (NOTE Conventional "liquid barrier" methods of termite control may not offer an effective means of controlling certain termite infestations in certain structures. In such event the Company may not be able to offer a different form of termite protection).
 - c. if the Customer and the Company agree on a different form of termite control or treatment the Company shall give the Customer a pro rata credit for services paid for but not yet received which may be applied against conventional subterranean termite treatment costs,
 - d. if the Customer elects to discontinue this agreement or if the Company cannot offer an effective different form of termite control, the Company shall return to the Customer an amount equal to the fee paid for services not yet received.
- 6. PREMISES MADE AVAILABLE FOR INSPECTION:** The Company reserves the right to conduct additional inspections of the premises on an as needed basis without charge to Customer. The Customer agrees provide complete access to the property during normal business hours at the Company's request.
- 7. STRUCTURAL MODIFICATIONS:** In the event the owner structurally or cosmetically modifies, alters or otherwise changes the structure hindering or obstructing a visual inspection after the date of the initial treatment, this agreement will terminate unless the owner has notified the Company in advance in writing of any such alterations or modifications and received approval from the Company for the work proposed. Alterations or modifications that may prevent an area from being inspected could include, but are not limited to, additions, finishing of unfinished areas, plumbing changes, addition of spray foam, encapsulation or rigid board insulation, latticed wood, wood flooring, decks, new landscaping and/or any movement of soil next to the foundation. The owner will be responsible for any additional treatment required and the renewal maintenance fee may also be adjusted.
- 8. REMOVED OR DAMAGED STATIONS:** Customer shall promptly advise the Company in the event that any of the monitoring/bait stations are damaged or removed for any reason so as to facilitate the repair or replacement of the same.
- 9. LIABILITY LIMITATIONS:** The Company's liability under this agreement shall be terminated should the Company be prevented from fulfilling its responsibilities under the terms of the agreement by reasons of acts of war, natural disaster, or the failure of Customer to provide cooperation and access as required under this agreement.
- 10. NEXT GENERATION MATERIALS:** The Company reserves the right to substitute any upgraded or next generational ingredients for Recruit® should they become available. The most current label standards for upgraded or next generation products shall take precedence.
- 11. AMENDMENTS:** This agreement and guarantee constitute a complete recitation of all understandings and responsibilities between the parties and may not be altered or changed without the prior written consent of both parties. Any changes must be in the form of an addendum and approved in writing by the COMPANY. Alterations and changes made directly to this agreement will void the guarantee.
- 12. VALIDATION OF GUARANTEE:** This agreement is not valid unless actual work is performed and paid in full. A service fee of 1 1/2% interest may be added to the unpaid balance over 30 days. If Customer fails to pay for services this agreement shall terminate without privilege of reinstatement and the Company shall be released from all liability hereunder. If collection becomes necessary the Customer agrees to pay all costs of collection, including reasonable attorney fees.
- 13. DISCLAIMER FOR INSPECTION OF MOLD:** Customer agrees that the Company has not inspected for and is not qualified to inspect any surfaces, air or any other portion or member of the structure covered by this agreement for the presence of molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra), and that the Company has no liability for inspection of the structure for same. The inspection for, evaluation of or treatment for the presence of mold, mold-like conditions or non-wood destroying fungi should be referred to the appropriate mold professional or certified industrial hygienist chosen by the Customer.
- 14. DISCLAIMER FOR TREATMENT OF MOLD:** Customer agrees that the treatment contemplated by this agreement with the Company does not treat for or prevent mold mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Accordingly, Customer, on behalf of himself/herself his/her heirs, successors or assign agrees that the Company shall have no liability for any personal injury or property damage arising from any exposure of any person to said molds, mold-like conditions or non-wood destroying fungi (including but not limited to Stachybotrys atra). Any inspection for, evaluation of or treatment of molds, mold-like conditions or non-wood destroying fungi should be referred to and handled by an appropriate mold professional or certified industrial hygienist chosen by the Customer.
- 15. ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the Company and the Customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the Company agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
- 16. INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.

The Removal of the bait or baiting system may result in a lack of termite protection.

*Trademark of Corteva Agriscience™

**Exterior Insulation Finish Systems



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

Rule 5E-14.105, F.A.C.

WILTON SIMPSON
COMMISSIONER

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@fdacs.gov.

I understand that I am entering into a contract with Nader's Pest Raiders (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Print Name of Consumer

Date: _____

Signature of Consumer

Title: Property Owner or Authorized Agent

Todd Steele

Date: 06/24/2025

Print Name of Pest Control Representative

Todd Steele

Company: Nader's Pest Raiders

Signature of Pest Control Representative



Trucore Pest Protection
8640 Philips Hwy. Suite 23
Jacksonville, Fl. 32256

Proposal Prepared for:
Tony Shiver
River Glen CDD
65084 River Glen Pkwy
Yulee, FL 32097



TruCore Pest Protection Company Overview

TruCore Pest Protection is a Jacksonville, Florida-based pest control company dedicated to delivering top-tier pest management solutions. Backed by extensive expertise, professional certifications, and a customer-first approach, TruCore is committed to providing effective, reliable, and personalized pest control services.

Team Expertise

- **Mike Litsey, Owner & Operator**
 - Licensed and insured professional.
 - Associate Certified Entomologist with state licensing.
 - Over 17 years of experience in the pest control industry.
 - Dedicated to hands-on service and fostering strong client relationships.
- **Eric Bassett, Licensed Lawn Professional**
 - State-certified in turf and ornamental.
 - Over 17 years of experience in turf management.
 - Skilled in tailoring lawn management strategies to meet unique client needs.

Our Approach

At TruCore Pest Protection, we prioritize personal customer service and building lasting partnerships with our clients. Our team offers customized lawn solutions designed to not only address current challenges but also prevent future issues. We understand the importance of creating safe, pest-free environments for both commercial and residential properties.

TruCore is proud to partner with First Coast CMS, providing tailored pest control services that align with the property's specific needs. Our proactive and comprehensive approach ensures a clean, and safe environment for employees, and visitors.

Added Value

- **Experienced Team:** With over 33 years of combined experience, our team offers deep industry knowledge and proven strategies.
- **Certified Professionals:** Industry-recognized credentials ensure you receive expert care.
- **Proactive Solutions:** Advanced techniques and monitoring systems prevent pest problems before they arise.
- **Personalized Service:** We work closely with our clients to understand their unique challenges and deliver effective, long-term solutions.
- **Partnership-Focused:** We view our clients as partners, striving to build trust and deliver consistent, high-quality service.

TruCore Pest Protection leverages these partnerships to provide holistic pest management solutions, ensuring not only effective pest control but also the structural integrity needed to sustain a pest-free environment.

TRUCORE

PEST PROTECTION

8640 Philips Highway, Suite 23
Jacksonville, Florida 32256
Phone: 904-240-1464 / Toll Free: 844-741-7378
www.trucorepest.com



Commercial Termite

Proposal

This commercial Service Proposal is between TruCore Pest Protection ("TruCore") and the Customer (the "Customer/Company"). **Warranty, disclaimers, limitations, conditions, and exclusions on TruCore's obligation to treat and Retreat the covered property.**

Company: **First Coast CMS**

Covered Structure Address & Description: 65084 River Glen

Billing Address: 352 Perdido St.
St. Johns, FL 32259

Pkwy. Yulee, FL 32097

Phone: 904-537-9034

Alternate Phone:

Email Address: Tonv@firstcoastcms.com

Preferred Notification Method: ☐ Phone ☐ Alt. Phone ☒ Email

Treatment Type: Corrective X Preventative Turf Management

TruCore commits to providing pest Protection Service for the Covered Structure.

Services included:

- Installation of 12 termite monitoring stations around the main amenity center building
- Installation of 5 termite monitoring stations around the pool house
- Installation of 8 termite monitoring stations around the kayak launch building
- Annual inspection and servicing of all termite monitoring stations to ensure continued effectiveness and early detection of any termite activity starting 2026

Pricing & Payment Terms:

Pricing breakdown

Termite Installation:

\$ 875.00

Renewal Fee:

\$ 300.00

Total Due :

\$ 875.00

This is initial proposal and would not signify a formal agreement. Upon approval of the proposal an official agreement will follow.

This proposal was prepared exclusively for the above-mentioned company owners and was prepared by the TruCore Pest Protection Representative listed below.

TruCore Rep: Mike Litsay Date: 6/13/25

Commercial Termite Service Agreement For Repair & Retreatment

Agreement covers repair & retreatment of areas of the Covered Structure infested by subterranean & Formosan termites (excludes dry wood termites).

This Termite Service Agreement for Repair & Retreatment ("Agreement") between TruCore Pest Protection ("TruCore") and the Customer (the "Customer"). Warranty, disclaimers, limitations, conditions, and exclusions on TruCore's obligation to treat and retreat the Covered Structure are set forth in Agreement.

Account #: _____ Covered Structure Address & Description: _____
Owner's Name: _____
Billing Address: _____
Phone: _____ Alternate Phone: _____
Email Address: _____ Preferred Notification Method: ☐ Phone ☐ Alt. Phone ☐ Email

Initial Treatment Date: _____ Treatment Sticker Location: _____
Contract Expiration Date: _____
Treatment Type: ☐ Corrective ☐ Preventative

TruCore commits to providing Termite Service for the Covered Structure regarding the Covered Pests as follows:

- ☐ Termidor HE
☐ Trelova Always Active Termite Bait

Pricing & Payment Terms:

Due at Signing

Termite Treatment Service Fee

\$ _____

Annual Renewal Fee

\$ _____

Select one payment option:

- ☐ Paid Annually ☐ ACH Check ☐ Credit Card
☐ Monthly Payment

\$ _____

Total Due: \$ _____

Service Description

Right to Cancel: You, the Customer, have the right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction

Customer's signature below signifies agreement to fulfill all Customer's obligations in this Agreement.

Customer: _____ **Date:** _____ **TruCore Rep:** _____ **Date:** _____

Termite Service Agreement For Repair And Retreatment (continued)

This Agreement includes all the terms and conditions on the first page above and as set forth below.

Contract Period. This Agreement begins on the earlier of the date of the Customer's signature above or the Initial Treatment Date (the "Effective Date") and continues until the Contract Expiration Date identified on the front page. After the Contract Expiration Date, this Agreement renews annually for consecutive 1-year terms upon written approval by one of TruCore's Florida Department of Agriculture and Consumer Services licensed field inspector (the "Annual Renewal"). The "Contract Period" shall begin on the Effective Date and continues through each consecutive Annual Renewal thereafter. In any period when the Renewal Payment is not received timely or TruCore does not approve the renewal, then this Agreement terminates immediately (except for Customer's payment obligations and Customer's Obligations in Section 8 below regarding payment) and the Contract Period immediately ends.

1. **Covered Structure (and Limitation On Covered Structure).** The sole structure covered by this Agreement is generally identified on the first page and more specifically identified in the graph/drawing attached if applicable (the "Covered Structure"). a. In no circumstances will the Covered Structure include wood decks, steps, fences, walk-ways, any other wooden structures outside the foundation perimeter of the Covered Structure, plants, trees, flowers, shrubs, or other landscaping, regardless of physical attachment to or proximity to the Covered Structure. b. Customer shall timely notify TruCore of any additions or alterations to the Covered Structure without regard to whether the Customer intends to add such additions or alterations to the Covered Structure to this Agreement. Customer's addition or alteration of the Covered Structure may result in the Customer being obligated to pay for additional Termite Service (defined in Section 4 below) regarding the Covered Structure, any additions or alterations to the Covered Structure, or both. Further, such additions or alterations to the Covered Structure may require, at TruCore's discretion, pretreatment of such additions or alterations which may result in addition fees or charges. Customer's failure to obtain or permit pretreatment of such additions or alterations shall, at TruCore's discretion, limit TruCore's commitments and obligations in this Agreement, including but not limited to those set forth in Sections 6, 7, & 9 below.
2. **Covered Pests.** The Termite Service (defined in Section 4 below) for the Covered Structure are provided only for subterranean termites and Formosan termites (collectively, the "Covered Pests"). See also Section 9 Exclusions and Section 10 Limitations below. TruCore reserves the right, solely in its discretion, to include additional pests as Covered Pests upon Notice. Bedbugs are not Covered Pests.
3. **Termite Service.** TruCore commits to providing services for the Covered Structure regarding the Covered Pests, as follows:
 - a. Visual inspection of the Covered Structure for the Covered Pests
 - b. Initial treatment around the immediate perimeter of the Covered Structure
 - c. Interior and exterior initial treatment of the Covered Structure
 - d. Soil retreatment, as determined by TruCore, of the Covered Structure.
 - e. Annual full inspection of the Covered Structure
 - f. Treatment of Bath traps and inspection covers installed, if applicable; and
 - g. Upon Notice additional Termite Service may be include, solely at TruCore's discretion. (collectively, the "Termite Service").
4. **Termite Service Retreatment Period.** During the Contract Period TruCore commits to providing the Termite Service described above for the Covered Structure. TruCore may provide additional Termite Service as TruCore, in its sole discretion, deems necessary at no additional charge to the Customer during the Contract Period.
5. **Covered Repairs for Covered Structure (and Limitations Of Covered Repairs).** If activity by subterranean or Formosan termites (the "Termite Activity", as defined in Section 6.d. below) causes physical damage to the Covered Structure during the Contract Period, which physical damage is reported to or discovered by TruCore within 60 days of such Termite Activity, then TruCore will perform an inspection and evaluation of such Termite Activity, provide a brief description of the actual physical damage to the Covered Structure caused solely by the Termite Activity, and provide the anticipated scope of repairs to the Covered Structure (the "Covered Repairs"). a. TruCore will pay the reasonable cost for the performance of the Covered Repairs (subject to this Agreement's terms and conditions) as follows (check as applicable):
 - ☐ TruCore provided Termite Service for the Covered Structure during pre-construction, and there has been continuous Annual Renewal at all subsequent times, thus TruCore will pay for the Covered Repairs (as detailed in this Agreement).
 - ☐ TruCore did NOT provide Termite Service for the Covered Structure during the pre-construction phase, or there has NOT been consecutive Annual Renewal, thus TruCore will only pay for the Covered Repairs (as detailed in this Agreement) to the Covered Structure which have been caused solely by the current live infestation of Termite Activity.b. In no circumstance will TruCore pay for, or be obligated to pay for, any damages or repairs caused or necessitated, in whole or in part, by Termite Activity which occurred before the Initial Treatment Date or before the Termite Service provided during pre-construction. c. In no circumstance will TruCore pay for, or be obligated to pay for, any damages or repairs caused or necessitated, in whole or in part, by Termite Activity at any time other than the Contract Period. d. The phrase "Termite Activity" shall mean the presence of live subterranean or Formosan termites with proper identification and verification by TruCore, as well as visible evidence of damage present from the identified termites. Notwithstanding any other duty, obligation, or commitment in this Agreement, TruCore's obligations, duties, or commitments under the Agreement shall not include payment for repair or replacement of

any specially created, made, produced, or manufactured wall coverings, floor coverings, moldings, paneling, tile or other cosmetic work at or in the Covered Structure.

6. **TruCore's Commitments & Warranty Regarding Covered Repairs for Covered Structure.** TruCore may recommend a Florida licensed and insured General Contractor to perform the Covered Repairs ("Contractor"). If the Customer chooses to hire this Contractor, TruCore will oversee the repair work and directly pay the Contractor upon satisfactory completion, thus fulfilling all obligations of the Customer to the Contractor for the Covered Repairs. If the Customer opts to hire a different Florida licensed and insured General Contractor ("Alternate Contractor") for the Covered Repairs, TruCore will reimburse the Customer up to the estimated cost of these repairs, upon successful completion. This reimbursement constitutes full satisfaction of TruCore's obligations related to the Covered Repairs. TruCore is only obligated to cover repairs explicitly outlined in this Agreement and within the agreed limits. TruCore remains responsible for addressing any physical damages to the Covered Structure resulting from identified Termite Activity, as detailed in the Covered Repairs.
7. **Customer's Obligations to TruCore.** If the Customer fails to meet their obligations under this Agreement, TruCore may terminate the Agreement immediately, at its discretion, resulting in the forfeiture of any refunds to the Customer. The Customer must collaborate fully with TruCore to facilitate inspections, treatments, and evaluations of the Covered Structure, ensuring access for TruCore personnel as needed for effective Termite Service management. The Customer is required to notify TruCore within 48 hours of detecting any termite activity, including potential, actual, or observed activity by subterranean or Formosan termites. Additionally, the Customer must maintain the Covered Structure in a condition that discourages termite infestation or re-infestation, adhering to the prevention of conducive conditions as defined in the Agreement. The Customer also waives and holds TruCore harmless from any claims related to the Termite Service or Covered Repairs, except for claims to enforce this Agreement, and from any indirect, consequential, or punitive damages arising from TruCore's performance under this Agreement.
8. **Services, Pests, Property Excluded From Termite Service & TruCore's Commitments Or Obligations.** This Agreement does not cover wood-destroying organisms and arthropods that are not listed as Covered Pests, nor does it cover any damage these excluded pests might cause to the Covered Structure or other property. Examples of excluded pests include dry wood termites, damp wood termites, arboreal/subterranean termites, various species of boring beetles, and fungi/brown rots such as *Serpula lacrymans* and *Meruliporia incrassata*. Additionally, the Agreement does not cover infestations resulting from conducive conditions that promote pest activity.
9. **Limitations on Termite Service & TruCore's Commitments or Obligations.** TruCore will not be obligated to make any payments under this Agreement that exceed the lesser of the replacement cost of the Covered Structure or its value, up to a maximum of \$250,000. Additionally, TruCore is not required to pay for or provide services or repairs for damages to the Covered Structure that were caused directly or indirectly by conducive conditions promoting termite activity, which the Customer fails to remedy within 60 days of identification. TruCore also will not cover damages that occurred before the Initial Treatment Date or damages that were hidden from TruCore's inspections. Further, TruCore is not liable for repairs caused by conditions other than Termite Activity, including damages from improper application of building materials like stucco or EIFS, or from moisture conditions conducive to infestation, such as faulty plumbing or roof leaks.
10. **Miscellaneous Terms.** This Agreement, along with its attachments and schedules, represents the entire understanding between TruCore and the Customer, and supersedes all prior discussions or representations. The terms of this Agreement cannot be modified except by written agreement from TruCore's Corporate Office. There are no warranties beyond those explicitly stated in this document. TruCore reserves the right to adjust service fees and to send communications, including billing, to the Customer via automated calls, emails, or text messages. Changes to TruCore's duties or obligations will take effect 30 days after such notices are issued. This Agreement is binding only to the signing parties, with no third-party beneficiaries, except as allowed under the transfer clause. If the Covered Structure changes ownership, the Agreement can transfer to the new owner(s) only with TruCore's written approval and a paid transfer fee of \$150. TruCore may terminate or amend this Agreement upon 10 days' notice in response to legal changes or adjust terms at the start of each renewal period. The laws of the state where the Covered Property is located govern this Agreement, with Duval County, Florida, as the sole venue for disputes. Both parties waive any right to a jury trial. If any part of this Agreement is found unenforceable, only that portion will be severed, leaving the remainder in effect. TruCore is not liable for failures to perform due to events beyond its control, including natural disasters, strikes, or governmental actions. In such cases, TruCore will make reasonable efforts to fulfill its obligations. Customers must notify TruCore of any health sensitivities to treatment chemicals in advance. Failure to notify will be seen as an assumption of risk by the Customer, who also agrees to indemnify TruCore against related claims. TruCore maintains insurance as required by law, with details available upon request.
11. **Cancellation.** TruCore and/or the "customer" may terminate this agreement with a 30 day written notice.

_____ Customer Initials



ACCOUNT#	INSPECTION DATE	TREATMENT DATE
INSPECTOR (PRINT NAME)	TECHNICIAN (PRINT NAME)	
PROPERTY ADDRESS		
CITY	STATE	ZIP

Inspection & Treatment Specification Graph

Square Footage	Linear Footage	Other
Construction Type	<input type="checkbox"/> Slab <input type="checkbox"/> On-Grade <input type="checkbox"/> Combination <input type="checkbox"/> Basement	
Foundation Type	<input type="checkbox"/> Monolithic <input type="checkbox"/> Floating Slab <input type="checkbox"/> Supported Slab <input type="checkbox"/> Other	<input type="checkbox"/> Open Foundation (Piers Only) <input type="checkbox"/> Hollow Block <input type="checkbox"/> Double Triple Brick
Exterior Type	<input type="checkbox"/> Stucco/Frame <input type="checkbox"/> Stucco/Masonry <input type="checkbox"/> Wood Siding	<input type="checkbox"/> Brick/Veneer/Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other
Electricity Available	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Termites Swarming	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Live Activity	<input type="checkbox"/> Yes <input type="checkbox"/> No	

TREATMENT SPECIFICATIONS
<input type="checkbox"/> Trench Foundation
<input type="checkbox"/> Hollow Masonry Unit
<input type="checkbox"/> Brick Veneer
<input type="checkbox"/> AO/SO/Only
<input type="checkbox"/> Vertical Piling
<input type="checkbox"/> Long Rod Soil
<input type="checkbox"/> Sub Slab Insecticide
<input type="checkbox"/> Wood Treatment
<input type="checkbox"/> Foam Treatment
<input type="checkbox"/> Remove Earth/Wood Contact
<input type="checkbox"/> Install Bath Trap
<input type="checkbox"/> Install Monitors
<input type="checkbox"/> Inmate Moisture Barrier
<input type="checkbox"/> Other

TREATMENT TYPE
<input type="checkbox"/> Liquid Treatment <input type="checkbox"/> Inilla Treatment <input type="checkbox"/> Re-treatment
Estimated Time To Complete Job:
Pond, lake, etc. near structure? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, distance from structure: ft
Well near structure? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, distance from structure: ft



INSPECTION KEY			
ST Subterranean Termites	M Excessive Moisture	T Termite	
O1 Drywood Termite	D Damage Present	HIO Water Cut-off Valve	
F Fungus	C Cellulose Debris	GUC Gas Pipeline or	
ID Insect Damage	E/W Earth to Wood Contact	Underground Cable	
P Powder Post Bees	V Existing Vent	Pond, Lake, etc	
MIAS Mosquito Misting System	NV Cut & Install New Vent	Well	
	RV Replace Vent	Active	
W Wood Boring Beetles	vw Vent with Well	D Non-active	
WDF Wood Decaying Fungus	+H Ventilation Drilling	PHO Possible Hidden Damage	

COMMENTS:

INFESTATION LOCATION		
INFESTED AREA	TYPE	LOCATION
J Sills/Bands		
J Joists/Beams		
J Subfloor		
J Posts/Columns		
J Forms, debris, etc		
J Siding/Ext Trim/Foam		
J Garage Door Frame		
J Wood Floor/Aoor/Covenna		
J Studs/Plates		
J Drywall/Paneling		
J Baseboards/Trim		
J Window Door Frame		
J Masonry/Ext Jami		
J Other		

Customer Signature	Inspector Signature
--------------------	---------------------





ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

Rule 5E-14.105, F.A.C.
Telephone: (850) 617-7996; Fax: (850) 617-7968

Bureau of Inspection and Incident
Response
3125 Conner Blvd, Suite N,
Tallahassee, FL 32399-1650
biircomplaints@freshfromflorida.com

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@freshfromflorida.com.

I understand that I am entering into a contract with _____ (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Print Name of Consumer

Date: _____

Signature of Consumer

Title: Property Owner or authorized agent

Print Name of Pest Control Representative

Date: _____

Signature of Pest Control Representative

Company: _____



**WILTON SIMPSON
COMMISSIONER**

**Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services**

CONSUMER CONSENT FORM

Rule 5E-14.105, F.A.C.
Telephone: (850) 617-7996; Fax: (850) 617-7981

Respond to:

Bureau of Inspection and
Incident Response
3125 Conner Blvd., Suite N
Tallahassee, FL 32399-1650

A pest control company must give you a written contract prior to any preventative or corrective treatment of each wood-destroying organism. Unless issued for pre-construction treatment, this contract must be provided to you before any work is done and before any payment is made so that you have an opportunity to thoroughly read it and understand exactly what services are being provided.

TIPS: Be sure you understand:

1. All structures or building that will be included in the contract.
2. The duration of the contract and its renewal terms. (Most contracts are for five year periods, renewable annually, but others renew perpetually.) Verify how long the renewal rate will remain the same and, if it's allowed to increase, does the contract disclose a basis for the renewal increase (maximum percentage, cost of living, inflation, etc.)
3. Make sure the common name of the wood-destroying organism to be controlled by the contract is indicated and you understand which organisms are NOT covered.
4. The contract should state whether the treatment is preventative or corrective (treating an active infestation). Verify if a treatment is to be performed or not. If not, verify that the company has appropriate insurance coverage based on inspection and not based on "work performed".
5. The contract should state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, make sure you understand what condition must occur to require the company to perform retreatment and/or repair. Also confirm that the maximum repair amount the company will pay is disclosed.
6. Finally, determine if the contract is transferable to a new owner if you happen to sell your property and the terms associated with this. Some companies charge a fee and others just request a written notification.

Rule 5E-14.105(7), Florida Administrative Code, states, "A structure shall not be knowingly placed under a second contract for the same wood-destroying organism control or preventative treatment in disregard of the first contract, without first obtaining specific written consent signed by the property owner or authorized agent using the Consumer Consent Form (FDACS-13671 Rev. 09/16)."

I understand that I have an existing contract with _____ (fill in company name) to provide wood-destroying organism(s) control or preventative treatment, and I am voluntarily entering into a second contract for control or preventative treatment for the same wood-destroying organism(s), which may void the terms of the existing contract.

Print Name of Consumer

Date: _____

Signature of Consumer

Title: _____
(Owner or Authorized Agent)

Print Name of Pest Control Representative

Date: _____

Signature of Pest Control Representative

Company: _____

Tab 11



Rizzetta & Company

River Glen Community Development District

www.riverglencdd.org

Approved Proposed Budget for Fiscal Year 2025/2026

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2025/2026	1
Reserve Fund Budget for Fiscal Year 2025/2026	3
Debt Service Fund Budget for Fiscal Year 2025/2026	4
Assessments Charts for Fiscal Year 2025/2026	5
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	14



Rizzetta & Company

[illegible]

Proposed Budget
River Glen Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 83,279	\$ 83,279	\$ 83,279	\$ -	\$ 84,112	\$ 833
6							
7	Assessment Revenue Subtotal	\$ 83,279	\$ 83,279	\$ 83,279	\$ -	\$ 84,112	\$ 833
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	TOTAL REVENUES	\$ 83,279	\$ 83,279	\$ 83,279	\$ -	\$ 84,112	\$ 833
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
17							
18	EXPENDITURES						
19							
20	Contingency						
21	Capital Reserves	\$ -	\$ -	\$ 83,279	\$ 83,279	\$ 84,112	\$ 833
22							
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 83,279	\$ 83,279	\$ 84,112	\$ 833
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 83,279	\$ 83,279	\$ -	\$ 83,279	\$ -	\$ (833)
26							

Comments

Based only on Annual Contribution Listed In Threshold Plan Reserve Study -2021 Reserve Study
Does not Include Phase 2 Roads, Ponds or Kayak Area. Reserve Study Should Be Updated to
Include Phase 2.

River Glen Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2021 AA1	Series 2021 AA2	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ^{(1) (2)}	\$202,438.62	\$699,450.13	\$901,888.74
TOTAL REVENUES	\$202,438.62	\$699,450.13	\$901,888.74
EXPENDITURES			
Administrative			
Debt Service Obligation	\$202,438.62	\$699,450.13	\$901,888.74
Administrative Subtotal	\$202,438.62	\$699,450.13	\$901,888.74
TOTAL EXPENDITURES	\$202,438.62	\$699,450.13	\$901,888.74
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Nassau County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$959,456.11

Notes:

Tax Roll Collection Costs for Nassau County are 6.0% of Tax Roll. Budgeted net of tax roll assessments.
See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

⁽²⁾ Some lots have had the Series 2021AA1 (previously Series 2006A) debt partially prepaid.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$916,868.00	2024/2025 O&M Budget:	\$916,868.00
Collection Costs:	2%	\$19,507.83	2025/2026 O&M Budget:	\$916,868.00
Early Payment Discounts:	4%	\$39,015.66		
2025/2026 Total:		\$975,391.49	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 50	Series 2021 AA1 Debt Service	\$985.77	\$985.77	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,403.49	\$2,403.49	\$0.00	0.00%
Single Family 50(P)	Series 2021 AA1 Debt Service	\$497.59	\$497.59	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$1,915.31	\$1,915.31	\$0.00	0.00%
Single Family 55	Series 2021 AA1 Debt Service	\$1,084.33	\$1,084.33	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,502.05	\$2,502.05	\$0.00	0.00%
Single Family 55(P)	Series 2021 AA1 Debt Service	\$547.36	\$547.36	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$1,965.08	\$1,965.08	\$0.00	0.00%
Single Family 60	Series 2021 AA1 Debt Service	\$1,182.92	\$1,182.92	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,600.64	\$2,600.64	\$0.00	0.00%
Single Family 60(P)	Series 2021 AA1 Debt Service	\$597.14	\$597.14	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,014.86	\$2,014.86	\$0.00	0.00%
Single Family 70	Series 2021 AA1 Debt Service	\$1,380.06	\$1,380.06	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,797.78	\$2,797.78	\$0.00	0.00%
Single Family 70(P)	Series 2021 AA1 Debt Service	\$696.61	\$696.61	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$2,114.33	\$2,114.33	\$0.00	0.00%
Single Family 50/55	Series 2021 AA2 Debt Service	\$1,649.88	\$1,649.88	\$0.00	0.00%
	Operations/Maintenance	\$1,417.72	\$1,417.72	\$0.00	0.00%
	Total	\$3,067.60	\$3,067.60	\$0.00	0.00%

Note: Some lots have had the Series 2021 (refunding of Series 2006A) debt partially prepaid.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$916,868.00
COLLECTION COSTS @	2.0%	\$19,507.83
EARLY PAYMENT DISCOUNTS @	4.0%	\$39,015.66
TOTAL O&M ASSESSMENT		<u>\$975,391.49</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2021 AA1 DEBT SERVICE ^{(1) (2)}	SERIES 2021 AA2 DEBT SERVICE ⁽³⁾	EAU FACTOR ⁽⁴⁾	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽⁴⁾	SERIES 2021 AA1 DEBT SERVICE ⁽⁵⁾	SERIES 2021 AA2 DEBT SERVICE ⁽⁶⁾	TOTAL ⁽⁷⁾
Assessment Area 1											
SINGLE FAMILY 50	20	19	0	1.00	20.00	2.91%	\$28,354.40	\$1,417.72	\$985.77	\$0.00	\$2,403.49
SINGLE FAMILY 50(P)	15	15	0	1.00	15.00	2.18%	\$21,265.80	\$1,417.72	\$497.59	\$0.00	\$1,915.31
SINGLE FAMILY 55	74	70	0	1.00	74.00	10.76%	\$104,911.29	\$1,417.72	\$1,084.33	\$0.00	\$2,502.05
SINGLE FAMILY 55(P)	26	26	0	1.00	26.00	3.78%	\$36,860.72	\$1,417.72	\$547.36	\$0.00	\$1,965.08
SINGLE FAMILY 60	68	66	0	1.00	68.00	9.88%	\$96,404.97	\$1,417.72	\$1,182.92	\$0.00	\$2,600.64
SINGLE FAMILY 60(P)	29	27	0	1.00	29.00	4.22%	\$41,113.89	\$1,417.72	\$597.14	\$0.00	\$2,014.86
SINGLE FAMILY 70	3	3	0	1.00	3.00	0.44%	\$4,253.16	\$1,417.72	\$1,380.06	\$0.00	\$2,797.78
SINGLE FAMILY 70(P)	1	1	0	1.00	1.00	0.15%	\$1,417.72	\$1,417.72	\$696.61	\$0.00	\$2,114.33
Assessment Area 2											
SINGLE FAMILY 50/55	452	0	451	1.00	452.00	65.70%	\$640,809.52	\$1,417.72	\$0.00	\$1,649.88	\$3,067.60
Total Community	688	227	451		688.00	100.00%	\$975,391.49				

LESS: Nassau County Collection Costs (2%) and Early Payment Discounts (4%):

(\$58,523.49)

Net Revenue to be Collected

\$916,868.00

⁽¹⁾ Reflects the number of total lots with Series 2021 AA1 debt outstanding.

⁽²⁾ Some lots have had the Series 2021 AA1 (previously Series 2006A) debt partially prepaid.

⁽³⁾ Reflects the number of total lots with Series 2021 AA2 debt outstanding.

⁽⁴⁾ Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 AA1 bond issue. Annual assessment includes principal, interest, Nassau County collection costs and early payment discounts.

⁽⁶⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 AA2 bond issue. Annual assessment includes principal, interest, Nassau County collection costs and early payment discounts.

⁽⁷⁾ Annual assessment that will appear on November 2025 Nassau County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



Rizzetta & Company

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



Rizzetta & Company

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



Rizzetta & Company

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



Rizzetta & Company

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



Rizzetta & Company

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

RESOLUTION 2025-07

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the River Glen Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Glen Community Development District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2025.

ATTEST:

**RIVER GLEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

Tab 12

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Glen Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida ("**County**"); and

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 21st day of August, 2025.

ATTEST:

**RIVER GLEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

Exhibit B

The Assessment Roll is maintained in the District's official records and is available upon request. Certain Exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes

TAB 13

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **River Glen Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Nassau County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: Aug 1, 2025

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,907.33	\$34,888
Administrative:	\$487.42	\$5,849
Accounting - General Fund:	\$1,754.67	\$21,056
Financial & Revenue Collections:	\$511.83	\$6,142
Assessment Roll ⁽¹⁾		\$6,142
	<hr/>	<hr/>
Total Standard On-Going Services:	\$5,661.25	\$74,077

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: *William J. Rizzetta*
Name: William J. Rizzetta
Title: President

TAB 14

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **River Glen Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Nassau County, Florida (the “**District**”), and **Rizzetta & Company, Incorporated**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and Consultant entered into the Contract for Professional Technology Services dated August 15, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to Rizzetta & Company, Incorporated on November 18, 2021; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit C** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit C** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 1, 2025

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

			MONTHLY
Website Compliance and Management:			\$ 110.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	0	x \$20.00	\$ 00.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
Total Standard On-Going Services:			\$ <u>110.00</u>



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President



Rizzetta & Company

2021-07-27 – WJR/RPS

TAB 15

**FOURTH ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This Fourth Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **River Glen Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Nassau County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated July 19, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to amend the language in ;**PURPOSE; SCOPE OF SERVICES: I., A., vii.**,

From - Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services;

To - Upon request and following fee agreement, develop a Request for Proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

COMMUNITY:

River Glen Community Development District

BY:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule beginning October 1, 2025:

MONTHLY

\$1100.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
President	\$500.00
Chief Financial Manager	\$450.00
Vice President	\$400.00
Regional District Manager	\$300.00
Accounting Manager	\$300.00
Finance Manager	\$300.00
District Manager	\$250.00
Amenity Services Manager	\$250.00
Clubhouse Manager	\$250.00
Landscaping Inspections Service Manager	\$250.00
Senior Accountant	\$225.00
Staff Accountant	\$150.00
Financial Associate	\$150.00
Administrative Assistant	\$100.00
Administration Clerk	\$100.00

EXHIBIT B

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By: _____

Name: William J. Rizzetta

Title: President

EXHIBIT C

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.