PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT

DUVAL COUNTY

REGULAR BOARD MEETING
NOVEMBER 4, 2026
6:00 P.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.principalonecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
Clubhouse of IL Villagio
9745 Touchton Road
Jacksonville, Florida 32246
REGULAR BOARD MEETING
November 4, 2026
6:00 p.m.

A. Call to Order
B. Proof of Publication……Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items not on the Agenda
F. Approval of Minutes
   1. July 1, 2026 Regular Board Meeting & Public Hearing……..Page 2
G. Old Business
H. New Business
   1. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report……Page 5
   2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget…..Page 8
   3. Consider Ratification of Landscape Proposal – BrightView……..Page 13
   4. Consider Ratification of Power Washing Proposal – Jax Elite Home Services……..Page 15
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Daily Record
JACKSONVILLE
JaxDailyRecord.com

PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Fiscal Year 2026/2027 Regular Meeting Schedule

in the matter of Principal One Community Development District

in the Court, was published in said newspaper by print in the issues of 9/24/26.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 24th day of September, 2026 by Nichol Stringer who is personally known to me.

Seal Notary Public, State of Florida

PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Principal One Community Development District will hold Regular Meetings at 6:00 p.m. at the Clubhouse of IL Villagio, 9745 Touchton Road, Jacksonville, Florida 32246, on the following dates:

October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued from time to time as stated on the record to a date, time and place certain.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
www.principaloneedd.org
Sep. 24 00 (26-05997D)

PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 1, 2026

A. CALL TO ORDER

District Manager Jason Pierman called the July 1, 2026, Regular Board Meeting of the Principal One Community Development District (the "District") to order at 6:26 p.m. in the Clubhouse of Il Villagio located at 9745 Touchton Road, Jacksonville, Florida 32246.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in the *Jacksonville Daily Record* on June 11, 2026, and June 18, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairperson Dyanna Jordan, Vice Chairman Ryan Hagen and Supervisor Carlos Maymi constituted a quorum and it was in order to proceed with the meeting.

Also present was District Manager Jason Pierman of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Pierman noted that he had received a request from the Association for seasonal plantings earlier in the day that would be added under New Business.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 1, 2026, Regular Board Meeting

Mr. Pierman presented the minutes of the April 1, 2026, Regular Board Meeting and asked if there were any changes/corrections.

A **motion** was made by Mr. Maymi, seconded by Ms. Jordan and passed unanimously approving the minutes of the April 1, 2026, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in the *Jacksonville Daily Record* on June 11, 2026, and June 18, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Ms. Jordan noted that she was told that Board Members could be paid. Mr. Pierman explained that, yes, Florida Statute 190 states that Board Members are entitled to be compensated up to $200 per meeting, not to exceed $4,800 per year.

A **motion** was made by Mr. Hagen, seconded by Ms. Jordan and unanimously passed approving compensation for Board Members at the rate of $200 per meeting, beginning with the current meeting.

Mr. Pierman noted that the budget would be updated to reflect $800 per Supervisor, along with applicable taxes, which would cover four meetings for three Board Members. Those funds would be taken from the fund balance and be reflected as a carryover.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Hagen, seconded by Ms. Jordan and unanimously passed adopting Resolution No. 2026-02, as amended.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Hagen, seconded by Ms. Jordan and unanimously passed adopting Resolution No. 2026-03, as presented.

2. Consider Landscape Services Agreement with BrightView

Mr. Pierman explained that the Association had changed their landscape maintenance to BrightView, and suggested that the District do the same, for consistency. He further noted that BrightView was honoring the current price.

A **motion** was made by Mr. Hagen, seconded by Ms. Jordan and unanimously passed accepting the BrightView proposal and authorizing staff to create an agreement for the Chair to execute.

3. Consider Seasonal Flower Installation

Mr. Pierman presented a proposal from BrightView to install seasonal flowers in the amount of $1,504.91.

A **motion** was made by Mr. Hagen, seconded by Ms. Jordan and passed unanimously approving the proposal from BrightView to install seasonal flowers in the amount of $1,504.91, as presented.

J. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would be held on November 4, 2026.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Jordan, seconded by Mr. Hagen and unanimously passed adjourning the meeting at 6:43 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Principal One Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on November 6, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of November, 2026.

ATTEST:	**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Principal One Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 4th day of November, 2026.

ATTEST:

PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Principal One
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	102,022	**101,929**	101,929
Debt Assessments	230,011	**230,171**	230,171
Other Revenues	0	**3,127**	3,127
Interest Income	960	**0**	0
TOTAL REVENUES	**$ 332,993**	**$ 335,227**	**$ 335,227**
EXPENDITURES			
Engineering/Inspections	2,000	**1,000**	0
Supervisor Fees	0	**400**	400
Payroll Taxes	0	**31**	31
Management	32,736	**32,736**	32,736
Legal	2,000	**3,600**	3,128
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,000	**4,000**	4,000
Insurance	7,250	**7,269**	7,269
Legal Advertisements	650	**650**	451
Miscellaneous	850	**850**	772
Postage	200	**20**	11
Office Supplies	325	**340**	318
Dues & Subscriptions	175	**175**	175
Trustee Fee	2,500	**2,500**	2,500
Continuing Disclosure Fee	300	**300**	300
Website Management	2,000	**2,000**	2,000
Contingency (Drainage)	350	**48,888**	48,888
Landscape Maintenance	12,000	**8,000**	7,000
Additional Landscape Maintenance	13,000	**22,000**	21,074
Lake Maintenance	2,000	**2,205**	2,205
Maintenance Reserve	7,484	**7,484**	0
TOTAL EXPENDITURES	**$ 94,820**	**$ 149,448**	**$ 138,258**
REVENUES LESS EXPENDITURES	**$ 238,173**	**$ 185,779**	**$ 196,969**
Bond Payments	(211,611)	**(214,096)**	(214,096)
BALANCE	**$ 26,562**	**$ (28,317)**	**$ (17,127)**
County Appraiser & Tax Collector Fee	(13,281)	**(11,204)**	(11,204)
Discounts For Early Payments	(13,281)	**(11,998)**	(11,998)
EXCESS/ (SHORTFALL)	**$ -**	**$ (51,519)**	**$ (40,329)**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (51,519)**	**$ (40,329)**

FUND BALANCE AS OF 9/30/25	$122,334
FY 2025/2026 ACTIVITY	($51,519)
FUND BALANCE AS OF 9/30/26	$70,815

AMENDED FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**4,000**	3,857
NAV Tax Collection	211,611	**214,095**	214,095
Total Revenues	**$ 212,611**	**$ 218,095**	**$ 217,952**
EXPENDITURES			
Principal Payments	150,000	**150,000**	150,000
Interest Payments	42,763	**44,825**	44,825
Bond Redemption	19,848	**0**	0
Total Expenditures	**$ 212,611**	**$ 194,825**	**$ 194,825**
Excess/ (Shortfall)	**$ -**	**$ 23,270**	**$ 23,127**

FUND BALANCE AS OF 9/30/25	$175,754
FY 2025/2026 ACTIVITY	$23,270
FUND BALANCE AS OF 9/30/26	$199,024

Notes

Reserve Fund Balance = $75,817*. Revenue Fund Balance = $116,821*

Redemption Fund Balance = $6,386*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $20,350.

* Approximate Amounts

Series 2016 Bond Refunding Information

Original Par Amount =	$2,945,000	Annual Principal Payments Due:
Interest Rate =	2.75%	May 1st
Issue Date =	May 2016	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/26 =	$1,480,000	

Proposal for Extra Work at
Il Villagio

Property Name	Il Villagio	Contact	Christina Crawford
Property Address	9745 Touchton Rd Jacksonville, FL 32246	To Billing Address	Il Villagio Condo Association Oshc 9745 Touchton Rd Jacksonville, FL 32246

Project Name	Il Villiagio: CDD Palm Trimming
Project Description	Trim palms from the entrance to the guard shack

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Pruning of 4 Medjool Palm Tree and 17 large tall Washingtonian Palm Trees	$1,372.00	$1,372.00

For internal use only

SO#	8985673
JOB#	346100678
Service Line	300

Total Price $1,372.00

THIS IS NOT AN INVOICE

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

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

		Community Association Manager
Signature	Title	
Christina Crawford		**August 13, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Christopher R. Ernst		**August 13, 2026**
Printed Name	Date	

Job #:	**346100678**		
SO #:	**8985673**	**Proposed Price:**	**$1,372.00**

PROPOSAL FOR SERVICES

OVERVIEW

Jax Elite Home Services, LLC is pleased to submit this proposal for the following services to:

Principal 1 CDD

Il Villagio Condominiums

*Jax Elite Home Services is a locally owned and operated business that is committed to providing Northeast Florida with **elite property cleaning and maintenance services.** We work diligently to provide each of our clients with top-of-the-line services and superior customer service. We provide premier window cleaning, pressure washing, gutter cleaning, and dryer vent cleaning services, and we stand by our work with a **100% Satisfaction Guarantee**.*

AVAILABLE SERVICES

Following is a complete list of all available services:

Service	Description
Window Cleaning	We utilize industry-leading techniques to ensure that each window is cleaned to perfection. Our window washing service guarantees that your windows will look beautiful, and will stay cleaner, longer.
Pressure Washing	We apply a high-pressure surface cleaner to remove dirt, stains, weather marks, and all other blemishes from your property. *Rust staining and gum will not be removed during wash.*
Building Washing	For building washing we use a low-pressure chemical wash that removes mold, mildew, algae, dust, and dirt from the exterior of your property. Breezeway cleaning is also available. *Roof runoff will not be removed during wash.* *Dirt nests will be knocked down, but marks may remain where adhered to paint.* **Tenants must remove belongings from balconies.*
Roof Cleaning	For roof cleaning, we use a chemical soft wash. This sodium-hypochlorite solution allows us to effectively remove dirt, mildew, and moss while ensuring that no damage is done to your roof.
Gutter Cleaning	Our team will manually remove all debris from the gutters and ensure that they are 100% clear by blowing out the gutters and downspouts with air and water. We will process, bag, and dispose of all debris on-site, unless other arrangements have been made.
Dryer Vent Cleaning	We use industry leading, versatile equipment to perform complete cleaning of the dryer vents. Once the dryer vents are cleaned and cleared, we will thoroughly test vent flow to confirm that all debris and lint has been removed, and that the vent is performing optimally.

PRICING

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 60 days from the date of this proposal:

Selected Services	Price	Client Initial
Chemical Wash Border Wall Along Belfort Rd ***includes sign at entry**	**$2850**	
Total	**$2850**	

Disclaimer:
The prices listed in the preceding table are an estimate for the services discussed. This summary is not a warranty of final price. Estimates are subject to change if job specifications are changed before a contract is executed.

PAYMENT

Jax Elite Home Services offers Net 30 Terms. A deposit of 25% of total approved job cost is due at commencement of work. The remaining 75% of approved job cost is to be paid within 30 days upon project completion. Payment methods accepted: Cash, Check, Credit Card. Online payment options are also available.

AUTHORIZATION

I, _____, as an authorized agent of _____ agree to the terms of the selected package (marked by my initials) at the prices listed, and the initialed total.

_____ _____

Printed Name **Signature**

CONCLUSION

We look forward to working with you!

If you have questions on this proposal, please do not hesitate to reach out. Information listed below.

We will be in touch with you next week to arrange a follow-up conversation on the proposal.

Thank you for your consideration.

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