

*Seaton Creek Reserve*  
*Community Development District*

*NOVEMBER 13, 2025*

Seaton Creek Reserve  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
Call In Number: 1-877-304-9269 Code: 1178123

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November 6, 2025

Board of Supervisors  
Seaton Creek Reserve Community Development District

Dear Board Members:

The Meeting of the Seaton Creek Reserve Community Development District will be held **Thursday, November 13, 2025, at 11:00 a.m.** at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the September 11, 2025 Meeting
- IV. Ratification of:
  - A. Agreement with Lake Doctors for Grass Carp
  - B. Addendum to Agreement with United Land Services
- V. Consideration of Proposals:
  - A. Holiday Lighting
  - B. Pest Control
  - C. Fitness Equipment Maintenance
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager – Review of Fiscal Year 2025 Goals and Objectives
  - D. Amenity & Operations
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of September 30, 2025

- X. Check Register
- XI. Next Scheduled Meeting – January 8, 2026 at 11:00 a.m.
- XII. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
SEATON CREEK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District was held on Thursday, September 11, 2025, at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Michael Della Penta	Supervisor
Ross Puzzitiello <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sarah Sweeting	GMS
Kelly Mullins	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 11:00 a.m. and called roll. Three Supervisors were present in person constituting a quorum. Mr. Puzzitiello joined by phone.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Oliver opened the meeting up to audience comments. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 10, 2025, Meeting**

Mr. Oliver presented the minutes of July 10, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. There being no changes, there was a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the July 10, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing Adopting Rates Related to Amenity Facilities, Resolution 2025-08**

Mr. Oliver presented Resolution 2025-08, holding a public hearing to adopt rates related to the District's amenity facilities. He noted that the resolution establishes an annual non-resident user fee of \$5,000, a \$50 access card replacement fee, and rental fees including a \$1,000 deposit, \$75 hourly rental rate, \$25 hourly staffing fee, and up to a \$500 administrative reimbursement for policy violations. These proposed rates were properly advertised prior to the hearing. Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver noted there were no members of the public present. He asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Closing the Public Hearing, was approved.

Mr. Oliver asked if there were any additional comments. The Board noted feedback suggesting that the \$1,000 deposit for facility rentals was too high, and the Board agreed to reduce the amount to \$500.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Public Hearing Adopting Rates Related to Amenity Facilities, Resolution 2025-08, was approved as revised.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber had nothing further to report to the Board and offered to answer any questions.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager – Discussion of Fiscal Year 2026 Goals and Objectives**

Mr. Oliver presented the FY26 goals and objectives, noting that recent Florida legislation requires all Special Districts to establish measurable goals each year. He explained that the proposed goals align with statutory requirements and are consistent with those adopted by other districts. He mentioned this covers items such as holding the required number of meetings, completing annual financial audits, conducting the budget process, and inspecting District facilities.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Oliver asked if there were any Supervisor’s request. The Board discussed upcoming community events, including the Trunk or Treat on October 25<sup>th</sup> from 6:00 to 8:00 p.m., and noted ongoing efforts to secure a Santa for the holiday season. It was mentioned that two companies have provided proposals related to upcoming events, with a third expected.

The Board discussed proposed updates to the amenity policies. The updates would allow residents to reserve the social room along with the covered patio, rather than only the outdoor pavilion as previously stated. Additional revisions include requiring three separate checks for reservations. One for the rental fee, one for the deposit, and one for the staffing fee, with minor wording changes to clarify reservation procedures.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Amenity Policy Revisions, were approved.

**SEVENTH ORDER OF BUSINESS                      Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Financial Statements as of August 31, 2025**

Mr. Oliver presented the unaudited financials as of August 31, 2025, to the Board.

**NINTH ORDER OF BUSINESS                      Check Register**

Mr. Oliver stated the check register was included with the unaudited financials.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Check Register, was approved.

**TENTH ORDER OF BUSINESS                      Next Regular Scheduled Meeting – November 13, 2025, at 11:00 a.m.**

Mr. Oliver stated that the next regularly scheduled meeting will be November 13, 2025.

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



*FOURTH ORDER OF BUSINESS*

*A.*

**AGREEMENT BETWEEN THE SEATON CREEK RESERVE COMMUNITY  
DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC., FOR LAKE  
MAINTENANCE**

**THIS AGREEMENT** (the “**Agreement**”) is made and entered into this 30th day of September, 2025 (the “**Effective Date**”), by and between:

**Seaton Creek Reserve Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

**The Lake Doctors, Inc.**, a Florida corporation, with a mailing address of 4651 Salisbury Road, Suite 1255, Jacksonville, Florida 32256 (the “**Contractor**,” together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by Duval County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates and maintains certain ponds (the “**Facilities**”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide the stocking of triploid grass carp services for the Facilities; and

**WHEREAS**, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Services**”); and

**WHEREAS**, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

**WHEREAS**, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.**

- A.** The Contractor shall provide professional fish stocking services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto. The Services shall be provided on a yearly basis.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect

to materials, equipment, elements, and systems pertinent to the Contractor's services.

1. The District hereby designates the District Manager to act as its representative.
  2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H.** The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION; TERM.**

- A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Six Hundred Dollars (\$1,600.00).
- B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five

(45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

**SECTION 4. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
  - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
  - 5.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 5. INDEMNIFICATION.**

- A. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 8. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 10. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 11. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 12. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 13. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 14. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 15. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance



of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 18. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 20. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 21. NOTICES.** All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. If to the District:** Seaton Creek Reserve Community Development  
District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager
  
- With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel
  
- B. If to the Contractor:** The Lake Doctors, Inc.

4651 Salisbury Road, Suite 155  
Jacksonville, Florida 32256  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 22. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 23. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

**SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records

pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, [JOLIVER@GMSNF.COM](mailto:JOLIVER@GMSNF.COM), 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

**SECTION 25. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 26. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 27. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 28. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this

Agreement shall be deemed a recertification of such status.

**SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement, effective as of the day and year first written above.

**SEATON CREEK RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

DocuSigned by:

*Bunzi Rogers*

635A71EC3371457  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**THE LAKE DOCTORS, INC.**

*Jesse Mason*  
\_\_\_\_\_  
By: Jesse Mason  
\_\_\_\_\_  
Its: Sales Manager  
\_\_\_\_\_

**Exhibit A:** Scope of Services

## Exhibit A - Scope of Services



**The Lake Doctors, Inc.**  
Aquatic Management Services

**Corporate Office**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256  
(904) 431-3314

### Gamefish Agreement

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and \_\_\_\_\_

**PROPERTY NAME** (Community/Business/Individual) \_\_\_\_\_

**MANAGEMENT COMPANY** \_\_\_\_\_

**INVOICING ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_ **PHONE** ( ) \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_ **EMAIL INVOICE: YES OR NO** \_\_\_\_\_

**THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO** \_\_\_\_\_ **THIRD PARTY INVOICING PORTAL: YES OR NO** \_\_\_\_\_

Hereinafter called "CUSTOMER" **REQUESTED START DATE:** \_\_\_\_\_  
**PURCHASE ORDER #:** \_\_\_\_\_

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s): **Five (5) Ponds associated with Seaton Creek Reserve CDD in Jacksonville, Florida.**

The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc. The Lake Doctors, Inc. will notify CUSTOMER regarding the delivery date of fish. Stocking season runs from Fall – Spring. Contingent upon FWC permitting, approval and supplier's availability.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	(100) Sterile, Triploid Grass Carp (10" – 12")	\$ 1,600.00
2.	Delivery / Permitting / Stocking Fee	\$ INCLUDED
3.	7.5% Sales Tax	\$ EXEMPT
	<b>Total of Services Accepted</b>	<b>\$ 1,600.00</b>

**\$1,600.00 of the above sum-total shall be due and payable upon execution of this Agreement**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 17th, 2025**.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Jesse E. Mason, Sales Manager

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_

**Florida Offices**  
 Ft. Lauderdale: (954) 565-7488  
 Ft. Myers: (239) 653-2779  
 Ft. Pierce: (772) 341-5773  
 Jacksonville: (904) 262-5500  
 Panama: (607) 357-7918

Pensacola: (850) 439-5767  
 Sarasota: (941) 377-0658  
 Tallahassee: (904) 329-0539  
 Tampa: (727) 544-7544

**Georgia Offices**

Savannah: (912) 219-0100

**Ohio Offices**

Columbus: (614) 987-5098  
 Dayton: (937) 473-2947

**South Carolina Offices**

Charleston: (843) 875-1011  
 Greenville: (864) 899-8050  
 Myrtle Beach: (843) 492-4080



**The Lake Doctors, Inc.**  
Aquatic Management Services

**Corporate Office**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256  
(904) 431-3914

## Terms & Conditions Triploid Grass Carp/Gamefish

1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a. Triploid grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
  - b. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-vegetation or termination of this Agreement.
2. CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.
14. THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.

**Florida Offices**

Ft. Lauderdale: (954) 565-7466  
Fort Myers: (239) 683-2270  
Dart Pierce: (772) 241-5773  
Jacksonville: (904) 262-5500  
Orlando: (407) 327-2918

Pensacola: (850) 838-5787  
Sarasota: (841) 377-0858  
Tallahassee: (850) 329-2389  
Tampa: (727) 544-7644

**Georgia Offices**

Savannah: (912) 219-0100

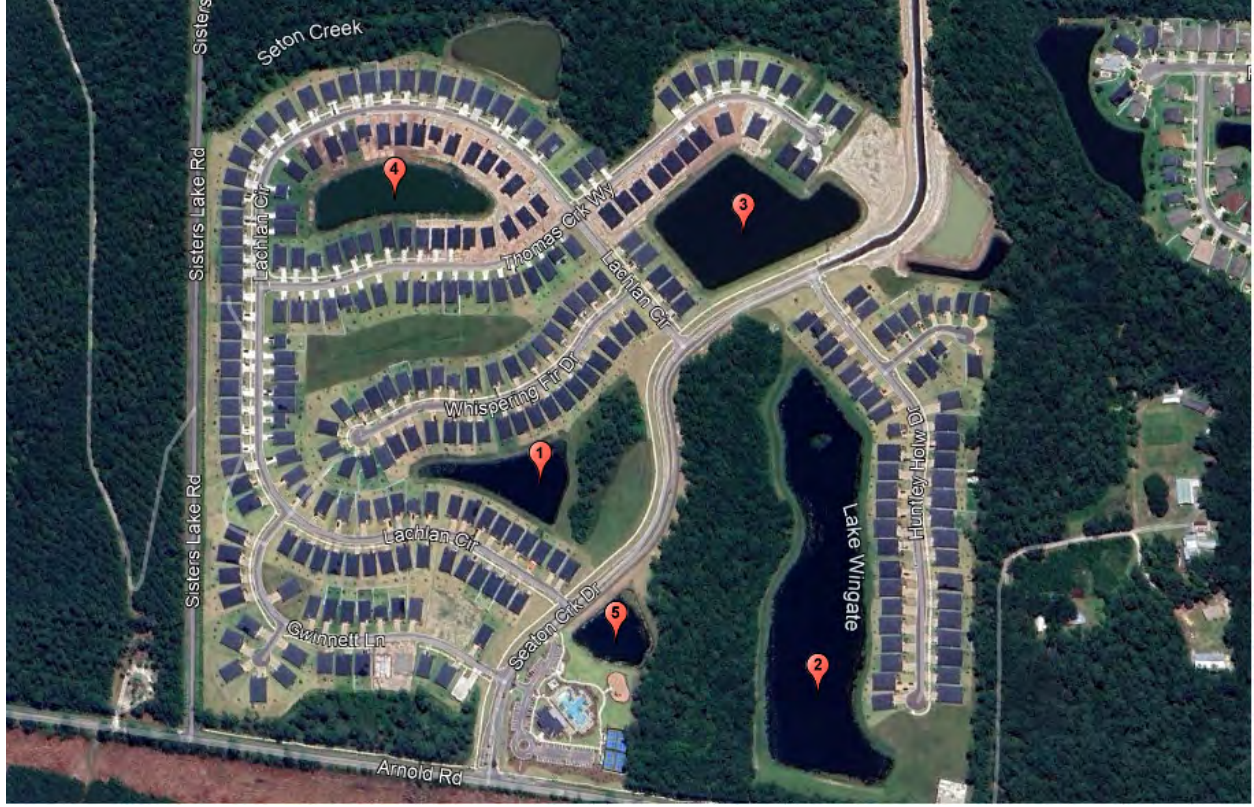
**Ohio Offices**

Columbus: (614) 987-8098  
Dayton: (937) 433-3942

**South Carolina Offices**

Charleston: (843) 873-1911  
Greenville: (864) 498-8050  
Myrtle Beach: (643) 492-8060





*B.*

**ADDENDUM TO AGREEMENT FOR THE PROVISION OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BY AND BETWEEN THE SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT AND FLORIDA ULS OPERATING, LLC D/B/A/ UNITED LAND SERVICES**

**THIS ADDENDUM** (“Addendum”) is made and entered into this 16th day of September, 2025 by and between:

**Seaton Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

**Florida ULS Operating, LLC d/b/a United Land Services**, a Delaware limited liability company, whose address is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223 (“Contractor”, and together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”); and

**WHEREAS**, the District and Contractor entered into that certain *Agreement for the Provision of Landscape and Irrigation Maintenance Services by and Between the Seaton Creek Community Development District and Florida ULS Operating, LLC, d/b/a United Land Services*, dated June 1, 2025 (“Agreement”); and

**WHEREAS**, Section 5.C of the Agreement provides that the Parties may modify the Agreement by addendum in writing executed by both Parties; and

**WHEREAS**, the Parties now desire via addendum to modify the Agreement to include additional areas and landscape maintenance services to Contractor’s obligations and amend the related provisions therein; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide to the District those services identified in **Exhibit A** (“Additional Services”), for those areas depicted in the map attached hereto as **Exhibit B**; and

**WHEREAS**, the Parties have the requisite authority to execute this Addendum and to perform its obligations and duties hereunder and have satisfied all conditions precedent to the execution of this Addendum so that the Addendum constitutes a legal and binding obligation of each of the Parties hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants

of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

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

**2. AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Section 3 of this Addendum. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

**3. AMENDMENT.** Pursuant to Section 5.C of the Agreement, this Addendum shall amend the original Agreement and detail the agreed-upon modifications to the scope of services and associated costs. Any and all terms of the Agreement regarding the scope of services and associated costs prior to this Addendum are hereby superseded and replaced by this Addendum. The District and Contractor agree to amend the Agreement in accordance with the following terms:

**A. SCOPE OF SERVICES.** The scope of services provided in the Agreement is hereby amended to include the Additional Services provided in the proposal attached hereto as **Exhibit A** for those service areas depicted in **Exhibit B**. None of the provisions of **Exhibit A** shall apply to this Addendum and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of Additional Services for the labor and materials to be provided under this Agreement.

**B. COMPENSATION.** As compensation for the Additional Services described in this Addendum, the District agrees to pay Contractor Six Hundred Forty Dollars (\$640.00) per month which amount shall be in addition to the Fourteen Thousand Seven Hundred Seventeen Dollars (\$14,717.00) per month contemplated by the Agreement, for a grand total of Fifteen Thousand, Three Hundred Fifty-Seven Dollars (\$15,357.00) per month.

**4. EFFECTIVE DATE.** This Addendum shall become effective on the date and year first written above.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT**

DocuSigned by:  
*Jim Oliver*  
Secretary/Assistant Secretary  
Board of Supervisors

DocuSigned by:  
*Zenzi Rogers*  
By: Zenzi Rogers  
Its: President  
Board of Supervisors

Print Name: Jim Oliver

**FLORIDA ULS OPERATING, LLC D/B/A UNITED LAND SERVICES**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

- Exhibit A:** Scope of Additional Services
- Exhibit B:** Additional Service Area

## Exhibit A Scope of Additional Services



### SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the "**Agreement**") is entered into this 26th day of August, 2025 between Seaton Creek Reserve CDD (the "**Customer**"), and Florida ULS Operating, LLC DBA United Land Services (the "**Contractor**"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

Landscape customer wishes to obtain landscape services for the following work:

**Core Maintenance - 3Bx**  
Includes mowing of area highlighted on attached map with red arrows and red circle.

The Additional Services are to be performed to the following address:

1418 Gwinnett Ln. Jacksonville, FL 32218

**Changes in Service.** Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service: 10/1/25

Addendum Additional Pricing:    Monthly \$640.00    Yearly \$7,680.00

**Term and Termination.** The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

CONTRACTOR  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Exhibit B**  
Additional Service Area

**Seaton Creek Reserve CDD**

**(Additional areas in Red Circle and Red Arrows)**



*FIFTH ORDER OF BUSINESS*



*A.*



CELEBRATION LIGHTS LLC  
 9047993718  
 CELEBRATELIGHTS904@GMAIL.COM

# INVOICE

SEP 15, 2025

**BILL TO: Seaton Creek CDD**  
 475 West Town Place, Suite 114  
 Saint Augustine, Florida 32092  
 904-940-5850  
 kmullins@gmsnf.com

**NUMBER:** INV0137  
**DATE:** Sep 15, 2025  
**DUE DATE:** Sep 29, 2025

Description	Quantity	Unit price	Amount
-------------	----------	------------	--------

**COMMUNITY CENTER**

Commercial grade C-9 with professional clips, custom cut and fitted to the building.  
 Warm lights on the front, left and right as shown

1      \$3,588.75      \$3,588.75

**PALMS AT COMMUNITY CENTER**

1 large palm on the left along with 3 small bundles of mini palm

1      \$339.43      \$339.43

**SEATON CREEK SIGN**

Commercial Grade Warm C9 lights on sign

1      \$988.88      \$988.88

**BOOM RENTAL**

50' boom rental due to elevation and steepness

1      \$600.00      \$600.00

**CHRISTMAS LIGHTS TREE INSTALL**

Palm Tree wrap

6      \$125.00      \$750.00

**SUBTOTAL:** \$6,267.06  
**TOTAL:** \$6,267.06  
**PAID:** \$0.00

**Payment instructions**

Check to Celebration Lights LLC  
 Venmo @kasehannah  
 Cash App \$kasehannah  
 Zelle 9047993718

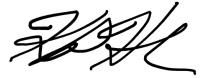
**BALANCE DUE \$6,267.06**

## Comments

All commercial grade lighting with 3 year warranty on materials.

Install date TBD

Removal is included but storage is not. Please make arrangements.



---

**Business signature**

## Terms and conditions

- 50% Deposit Required to schedule.

- Please review Invoice in its entirety. Any corrections or adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments or changes at time of set up are subject to additional charges.

- Holiday Lights are to be installed in our professional grade clips, either on the shingles, gutters or the drip edge as required by manufacturer specifications. Lights on trees / foliage will be installed to professional standards without permanent harming of the tree, plant, bush, etc. If modifications to the gutter prevent installation, extra materials and labor will be necessary and additional charges will be applied.

- Takedown is not included in price unless otherwise stated in the invoice and will need to be scheduled at the end of the season and will include takedown fees. Storage options are available as well. Takedown and storage pertain to non permanent / seasonal lighting.

- Permanent lighting is to be attached permanently into the areas of the home based on the standard installation procedures and manufacturer recommendations. In certain situations custom tracts for permanent lighting is to be designed and applied during the install.

- Quote good for 15 days to ensure scheduling has not been filled. Cancellation of installation is a forfeiture of deposit. Cancellation is also Subject to include a restocking fee. Final invoice payment is due at time of installation or delivery. Please have payment method ready upon arrival.



Photo 1



Photo 2



Photo 3



Photo 4

ACCEPT

DECLINE

# Dream Lights of Florida Estimate

Date: Sep 18, 2025  
No. 1986

## Dream Lights of Florida

Dream Lights of Florida LLC  
1029 Blanding Boulevard  
Suite 706  
Orange Park, FL 32065  
904-404-5483 Office  
www.dreamlightsfl.com  
info@dreamlightsfl.com



### Presented To:

Seaton Creek Reserve CBD  
Kelly Mullins  
15561 Seaton Creek Drive  
Jacksonville, FL 32218  
304-389-2198 Kelly  
scrdd@gmsnf.com

Date	Description of Service	Qty	Each	Amount
Sep 18, 2025	Line Roofline in Lights - front & sides	350	\$8.00	\$2,800.00
	Lit Garland over monument Front to rear,	1	\$950.00	\$950.00
	Light Palm Trunk up to approx 10' around front by monument	6	\$150.00	\$900.00
	Light Rhobillini	2	\$95.00	\$190.00
	Light Palm Trunk up to approx 15' next to Am Ctr	1	\$200.00	\$200.00
	Additional Plugs and Wires Plugs, Wires, Timer	1	\$249.00	\$249.00

Subtotal	\$5,289.00
7.5% Tax	\$396.68
<b>Total</b>	<b>\$5,685.68</b>
<b>Deposit Due (50%)</b>	<b>\$2,842.84</b>

Hi Kelly,

Thank you for considering our services! You can view your proposal here: %proposalpdf%

If you have any questions or need further details, feel free to reach out.

Best regards,

Dream Lights of Florida  
904-404-5483



P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns  
101 Marketside Avenue  
Unit 404, #181  
Ponte Vedra Beach, FL 32081  
(904) 999-0110



<https://humbugholidaylighting.com/staugustine-fl/>

**Billing/Service Address**

Seaton Creek HOA  
POC: Kelly Mullins - Property  
Manager-GMS North FL  
15561 Seaton Creek Dr.  
Jacksonville, Florida 32218  
(304) 389-2198  
kmullins@gmsnf.com

Date	September 4, 2025
Total	\$8,154.68

H H L C O M M E R C I A L H O L I D A Y L I G H T I N G

This proposal expires on 12/3/2025

Prepared by Nicole Ambrose ([nicolehhljax@gmail.com](mailto:nicolehhljax@gmail.com))

N O T E S

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.**

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

**3-year Contract: 5% each year**

**5-year Contract: 7.5% each year**

Breakdown of Pricing Discount Options:

- 1. No Discount Options Chosen: \$8,154.68
- 2. With 10% Early-Install Discount ONLY: \$7,339.21
- 3. With 3-Year/5% Discount Option ONLY: \$7,746.95
- 4. With BOTH 10%/Early Install AND 3-Year/5% Discount: \$6,931.48
- 5. With 5-year/7.5% Discount Option ONLY: \$7,543.08
- 6. With both 10%/Early Install AND 5-Year/7.5% Discount: \$6,727.61

We've added some graphics that illustrate the differences in quality and look between the various bows on the market, differences in wreaths some installers use, as well as the C7 versus the C9 bulb. Often, bows, wreaths and C7 bulbs are where installers cut corners on quality to increase profits. We do not. We use the larger C9 bulb. **There is no price difference to the customer if we use C7 or C9 bulbs.** We use Commercial realistic bows that do not look fake, like most Oregon fir bows. Lastly, we use canvas bows instead of the cheaper Nylon or Velvet bows. As the premier professional Holiday Light Installer in Northeast Florida, we do not cut corners. **We go out of our way to hide wires, find issues before notified of issues, and ensure our quality, reliability, and responsiveness outperforms everyone else.....and we are proud to say that!**

One last thing: We've also added some photos of previous work to help you better visualize what the lighting looks like and to show you are quality of work for many HOAs/CDDs around here.

HOA/CDD References:

- 1. Rich Gray, Director of Field Operations North Florida, Rgray@rmsnf.com
- 2. Yani Ramos, HOA Board Member-The Colony at Twenty-Mile, tchoabodmember2022@gmail.com
- 3. Danelle DeMarco, Property Manager-Bartram Springs, ddemarco@gmsnf.com
- 4. Christian Birol, Property Manager-Beacon Lake, cbirol@rmsnf.com
- 5. Michael Resetar, Property Manager-Barrington Cove & Franklin Square, MResetar@maymgt.com

[NOTE: Some of the features portrayed on this design are NOT TO SCALE but are used to give an idea of what the finished product could look like.]

**This proposal contains 9 options. Be sure to click the checkboxes below for the options you want to include.**

Item	Description	Amount
HOA/CDD	Holiday Lighting	
<input checked="" type="checkbox"/> Monument Lighting		<b>\$920.00</b>



C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Greenery		<b>\$423.68</b>
24" Pre-Lit LED Wreath, Warm White,	24" Pre-Lit LED Wreath, Warm White,	
12" Red Bow-Commercial Grade	12" Red Bow w/ Gold Trim	
<input checked="" type="checkbox"/> (6) Big Palm Trees		<b>\$1,122.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input checked="" type="checkbox"/> (3) Small Palm Trees		<b>\$297.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input checked="" type="checkbox"/> Front Roofline		<b>\$2,078.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Right Side Roofline		<b>\$778.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Left Side Roofline		<b>\$652.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 2	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Backside Roofline		<b>\$948.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Lanai Lighting		<b>\$936.00</b>
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 1	C9 Lighting Cord	
	Monument Lighting	\$920.00
	Greenery	\$423.68
	Lanai Lighting	\$936.00
	(6) Big Palm Trees	\$1,122.00
	(3) Small Palm Trees	\$297.00
	Front Roofline	\$2,078.00
	Right Side Roofline	\$778.00
	Left Side Roofline	\$652.00
	Backside Roofline	\$948.00
	Subtotal	\$8,154.68
	Tax	\$0.00
	Total	\$8,154.68

**F I N A N C I N G**

Split the cost into easy monthly payments with 

From \$176.90/month at 10.90% APR for 60 months, totaling \$10613.77\*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

*\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>.*

P I C T U R E S



HHL 1.jpeg



HHL 2.jpeg



HHL 4.jpeg



HHL 5.jpeg



Seaton-Cre-2025-HHL-2025-sep-04-1556.jpeg



C7 vs C9 bulbs.png



Wreaths.png



Bows.png



HUM\_123124-04.jpg



HUM\_123124-05.jpg



HUM\_123124-08.jpg



HUM\_123124-10.jpg



HUM\_123124-12.jpg



HumbugLights-121024-001.jpg



HumbugLights-121024-005.jpg



HumbugLights-121024-008.jpg



HumbugLights-121024-009.jpg



HumbugLights-121024-010.jpg



HumbugLights-121024-011.jpg



HumbugLights-121024-017.jpg



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## T E R M S   A N D   C O N D I T I O N S

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**Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** is a trade name/DBA of *Last Man Out Enterprises, LLC* (the "Company" or **Humbug Holiday Lighting**). The Company is an independently owned and operated franchisee of the **Humbug Holiday Lighting** brand. By accepting this proposal, the person/company listed on the first page ("Customer") agrees to the terms of this document, including entering into a contract with **Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the Holiday Lighting agreement are as follows:

### 1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. All projects must meet the \$900 minimum, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of the total is due.
- All deposits are non-refundable.
- If for some reason, full payment for all products, items, and services is not received within 30 days of install, a 5% monthly late fee will apply to the unpaid balance until payment is received in full and credited to the purchaser's account.
- Payments are applied to late fees first, then to remaining balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.

- **Humbug Holiday Lighting** reserves the right to decline or refund services at its discretion.

## 2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- Humbug Holiday Lighting will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- After December 24, a service fee will apply for maintenance requests.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.
- Repair or replacement for damage to decorations and/or lighting not caused by "Acts of God" is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- We aim to complete service within 24–48 hours, based on weather and workload.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

## 3. Installation Dates

- **All of our installation dates are on a first come first serve basis.**
- **Humbug Holiday Lighting** will try to accommodate specific requests to install displays by a certain date but cannot make any guarantees because of weather, possible staffing



issues and schedule availability.

- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- We will do its best to honor any installation window that it provides but clients must understand that changes do happen. We are not responsible for any damages occurring from not performing an installation by a specific time frame.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **Humbug Holiday Lighting** has some projects that take precedence and may cause blackout dates for availability

#### 4. Removal, Storage, & Ownership

- Removals begin on or around January 2 each year and continue until necessary.
- If you want to guarantee an “Early Removal” for the time December 25 and no later than Jan 7th, there is the “Early Takedown” Option available on every proposal..
- If you want to retain the lights and material past January 15th, but no later than Feb 1st, there is a “Late Takedown” option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled with the number of clients we have
- All lighting and décor materials are property of **Humbug Holiday Lighting**. **At no time will the client assume ownership of materials used.**
- **At no time is the client allowed to hire another company or person to takedown our lights.Call the office for any pressing issues or concerns.**

#### 5. Billing Errors

- Notify us within 7 days of receiving your invoice for billing corrections. After that, charges stand as billed.

## 6. Discounts

- **Humbug Holiday Lighting** reserves the right to offer discounts to clients as it sees fit. **Humbug Holiday Lighting** makes no guarantees that discounts offered one year will be extended in future years. **Humbug Holiday Lighting** has the right to remove discounts based on non-payment or late payment.

## 7. Refunds

- All deposits are non-refundable.

## 8. Media Release

- Upon acceptance of the proposal I/we hereby grant **Humbug Holiday Lighting** permission to use my/our likeness in a photograph, video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **Humbug Holiday Lighting** and will not be returned. I/we hereby irrevocably authorize **Humbug Holiday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Humbug Holiday Lighting from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

## 9. Limitations on Liability

- Maximum liability is limited to total payments received. No coverage for consequential, incidental, or legal damages.
- All materials are provided "as-is" with no warranty unless otherwise stated.
- Both parties agree to resolve disputes in good faith and waive the right to a jury trial if litigation occurs.

## 10. Multi-Year Agreements

- If you agree to either the 3-year/5% or 5-year/7.5% Multi-Year discount, then the appropriate discount (5% or 7.5%) would apply to each year of the agreement.

- The Early Install Discount is separate and distinct from the Multi-Year agreements, but it can be combined with the Multi-Year Agreement discounts. However, the Early Install Discount is not required to be taken advantage of each year of a Multi-Year Agreement.

## 11. Early Termination of Multi-Year Agreements

- The Customer reserves the right to terminate the Agreement prior to its natural expiration date in the event **Humbug Holiday Lighting** fails to perform according to the agreed scope of services, including but not limited to failure to respond timely to service issues or maintenance needs.

### ■ **Response and Cure Timeframes**

- 1. Service calls are responded to by **Humbug Holiday Lighting** within 24 hours, weather dependent.
  - 2. Repair/Maintenance completed by **Humbug Holiday Lighting** within 48 hours, weather dependent. (Acts of God is separate and is covered in our Terms & Conditions).
  - 3. Any identified issues must be resolved or cured within two (2) business days of acknowledgment, excluding events outside of **Humbug Holiday Lighting's** reasonable control (e.g., Acts of God, vandalism, etc.).
  - 4. Failure to cure within the stated period may constitute grounds for early termination.
- 
- **Pro-Rated Fees Upon Termination**In the event the Customer exercises its right to terminate the Agreement early, the discounted multi-year pricing previously applied will be adjusted. The total paid by the Customer for prior services rendered will be recalculated based on the standard one-year rate, and Humbug Holiday Lighting will be entitled to immediate payment of the difference between discounted and standard pricing for prior years, which shall become due upon termination.
  - **Mutual Agreement on Performance Metrics**The parties agree to use the following metrics to objectively define "poor performance":
    - 1. Failure to respond to service calls within 24 hours, weather dependent.
    - 2. Failure to complete repairs or maintenance within 48 hours, weather dependent.

- 3. Failure to cure issues without reasonable effort to cure.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

*B.*

# Congratulations on choosing the best pest service!!

Please review the following agreement and then sign. You will receive a copy via email for your records.

Thanks!

All U Need Jacksonville  
4949 Sunbeam Road Suite 16  
Jacksonville, FL 32257  
(904) 239-5036 | office@allunneedpest.com  
License #: JB323461

## Service Agreement



### Service Address

Kelly Mullins  
15561 Seaton Crk Dr  
Jacksonville, FL 32218  
5  
Owned  Rented  Sq. Footage 2500

### Customer Information

scrddd@gmsnf.com  
(304) 389-2198 |

**Notes:**

### Programs Provided

**Business Standard Pest Control:** Service will include in initial interior/exterior service, following reoccurring service according to the schedule below.

Pest included: Ants\*, Roaches\*, Spiders, Silverfish, Earwigs, Plaster Bagworms, Sowbug, Beetles/Weevils, Millipedes

\*Other programs available at extra charge: Rats, Fleas, Termites, German Roaches (Infestation) , Big Headed Ants

## Year Round Pest Barriers

The first treatment to your building is called an 'initial flush out'. This special treatment will be on both the interior and exterior of your property, and attempts to gain control over existing pest populations. Insect eggs are immune to products, and don't become exposed until after they hatch, making reoccurring service necessary for complete control.



Initially you may see a slight increase in pest activity as pest populations are disrupted. Within a few weeks you should see this activity drastically decline as our products take effect. Over time, these pest levels will continually decrease as regular services are performed. Regular treatments are critical in maintaining protective barriers and preventing infestations from reoccurring. If you see more than the occasional pest around your business, please call (904) 239-5036 at any time for a complimentary retreat!

### Business Perimeter only Subscription

Oct '25

(S)300.00

Nov '25

Dec '25

Jan '26

(S)250.00

Feb '26

Mar '26

Apr '26

(S)250.00

May '26

Jun '26

Jul '26

(S)250.00

Aug '26

Sep '26

## Service Agreement

### I. Customer Agrees:

Customers are responsible for making the premises available for inspections, services, assist in correcting existing and potential conditions, avenues & sources of pest entry and infestation and for contacting **All "U" Need Pest Control for any additional services, if any pest live activity occurs.**

## II. Terms of agreement:

A. This agreement will be in effect for an original period of twelve months and shall renew itself on a service-to-service basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.

B. If a customer becomes dissatisfied with **All "U" Need Pest Control** service, or relocates during the initial one year period (agreement may be transferable), the customer may cancel this Agreement by giving thirty (30) days verbal notice.

C. **All "U" Need Pest Control** reserves the right to adjust the service charge any time after the **second** year.

D. At the end of each year, we will remind you that your program will resume in the coming year, and we will also give you an opportunity to save money by prepaying for next years program. Remember, even if you choose not to prepay, the program will resume unless you contact us and cancel your program.

## III. Allergies & Sensitivities:

At any time, if the customer or any occupants is chemical sensitive or concerned, they should consult their physician before any treatment occurs. If the customer or any occupants has any sensitivity to dust, pollen, odors, chemicals, solvents, etc. or suffers from any respiratory illness, they should also consult their physician before any treatment occurs.

## Initial Service / Warranties

Initial Quote:

\$300.00

Initial Discount:

(\$0.00)

Sub Total:

\$300.00

Tax (0%):

\$0.00

**Initial Total:**

**\$300.00**

## Recurring Services

Service Charge:

\$250.00

Tax (0%):

\$0.00

**Recurring Total:**

**\$250.00**

**BUYER'S RIGHT TO CANCEL: This agreement becomes valid upon signature.** This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, email or by regular 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 may not keep all or part of any cash down payment.



# Billing Info

Kelly Mullins  
15561 Seaton Crk Dr  
Jacksonville, FL 32218

# Payment Information

Mail payments to: 2840 Winkler Ave. Fort Myers, Florida 33916  
Kelly Mullins

*I authorize All U Need Jacksonville to automatically bill my debit/credit card upon completion of each service.*

**This agreement is for an initial period of 12 month(s).**

Sign above

I have read and agree to the terms and conditions of this agreement including any additional terms and disclosures listed above. I confirm that my email address is entered correctly and agree to receive my agreement, additional disclosures, and future account notifications electronically.

Clear

Sign Agreement

Powered by  
  
A ServiceTitan Company  
(<https://www.FieldRoutes.com>)

 (<https://www.facebook.com/AllUNeedPestControl/>)

All U Need Jacksonville  
2840 Winkler Ave  
Fort Myers, FL 33916  
(904) 239-5036  
<https://www.allneedpest.com>  
(<https://www.allneedpest.com>)



Customer Output Document:

Date:



Your Pest Control Consultant:

Brooks, Dale G

Contact phone: 9045837848

Email:

dale.brooks@bugoutservice.com

Colleague License: NA

District: 877

Branch License:

Address: 463509 State Rd  
200, Yulee, FL 32907

Brand:

<https://www.bugoutservice.com/>

**THANK YOU!**

We are looking forward to protecting your home and family.

Customer Information	
Service Address	Billing Address
Kelly Mullins	Kelly Mullins
15561 Seaton Crk Dr	15561 Seaton Crk Dr
3043892198	3043892198
scrddd@gmsnf.com	scrddd@gmsnf.com

Summary of Charges		
Fee Description	Total Per Bill	Billing Frequency
PALM CARE SERVICE	\$ 383.49	OneTime
PALM CARE SERVICE	\$ 237.99	ServiceBilling
PESTFREE365 RTX	\$ 192.05	OneTime
PESTFREE365 RTX	\$ 37.1	Monthly
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY	\$ 49.12	Monthly
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY Renewable	\$ 28.15	Monthly
SHRUB CARE SERVICE	\$ 66.82	ServiceBilling
SHRUB CARE SERVICE	\$ 100.49	OneTime
LAWN CARE SERVICE	\$ 127.65	ServiceBilling
LAWN CARE SERVICE	\$ 225.83	OneTime



**District Address:**  
**Inspector:**  
**Inspection Date:**

463509 State Rd 200, Yulee, FL 32907  
 Brooks, Dale G  
 10-13-2025

**Home Pest Inspection**

Please pay special attention to findings and comments below as these may indicate conditions that can lead to termite and pest problems.

Inspection Findings	
<b>Inspection Types</b>	
Are you offering lawn services?	<input checked="" type="checkbox"/>
Will you be completing a full complete inspection or will this be a partial inspection?	Complete inspection
<b>General Information</b>	
Is the customer the owner of the property?	<input checked="" type="checkbox"/>
Is there an attic?	<input type="checkbox"/>
Is this a single unit within a multi family, row homes, condo, apartment or duplex?	<input type="checkbox"/>
Is this home a log cabin?	<input type="checkbox"/>
What is the foundation / construction type?	Monolithic slab
What is the lot size? (Acre(s))	0.33 Acre(s)
What is the number of stories?	1 Number of floors
What is the roof type?	Shingle
Do grass and plants receive 4-6 hours of direct sunlight?	<input checked="" type="checkbox"/>
Is fertilization regularly provided currently?	I don't know
Is the turf being cut to the proper height?	<input checked="" type="checkbox"/>
What is the grass type of the area?	St Augustine grass Lawn, Ornamental
What items does the property include?	shrubbery, Ornamental palms
<b>Interior Inspection</b>	
Are any of the following present in the structure?	Not applicable
What is the linear footage of the foundation perimeter?	235 Linear Ft.
What is the square footage of the structure?	2500 Square Ft.
Will customer be allowing the company to install bath traps as needed for proper treatment?	Not applicable
<b>Exterior Inspection</b>	
Are any of the following present at the exterior of the structure?	Not applicable
Are fascia or framing behind gutters not sound?	Not applicable
Are the gutters damaged?	<input type="checkbox"/>
Did you see any persistent standing water at treatable perimeter	<input type="checkbox"/>

that will not allow for proper sub/formosan termite treatment?	
Is the roof in disrepair?	<input type="checkbox"/>
Is there formosan and or significant subterranean termite activity in 3 or more separate rooms/walls/levels that are not related?	<input type="checkbox"/>
Is there over 30 feet of termite damage throughout the home?	<input type="checkbox"/>
Will you be proposing a liquid treatment?	<input type="checkbox"/>

**Lawn**

Are any of the following conditions found?	None
Are there any of the following insects present?	Chinch bugs
Are there any of the following weeds present?	Broadleaf weeds
Is any area of the lawn new sod?	<input type="checkbox"/>
Is there any active fungus?	<input type="checkbox"/>
Is there any visible insect damage?	<input type="checkbox"/>
What is the square footage of the treatable area of lawn?	250 Square Ft.

**Ornamental shrubbery**

Are any of the following conditions found?	None
Are any of the following diseases found?	None
Are any of the following insects found?	None
Are there any edible plants on the property?	<input type="checkbox"/>
Are there any shrubs that are higher than 10 ft?	<input type="checkbox"/>
Are there any small palms (12 ft and under to the crown) being treated?	<input type="checkbox"/>
Is there any visible insect damage?	<input type="checkbox"/>
What is the square footage of the ornamental shrubbery?	500 Square Ft.
What type of shrub(s) are there in the property?	Florida landscape

**Ornamental palms**

Are any of the following conditions found?	None
Are any of the following diseases found?	None
Are any of the following insects found?	None
How many ornamental palms there are in the property?	12
Is there any visible insect damage?	<input type="checkbox"/>
What type of ornamental palms are there in the property?	Sylvester palms,Queen palms

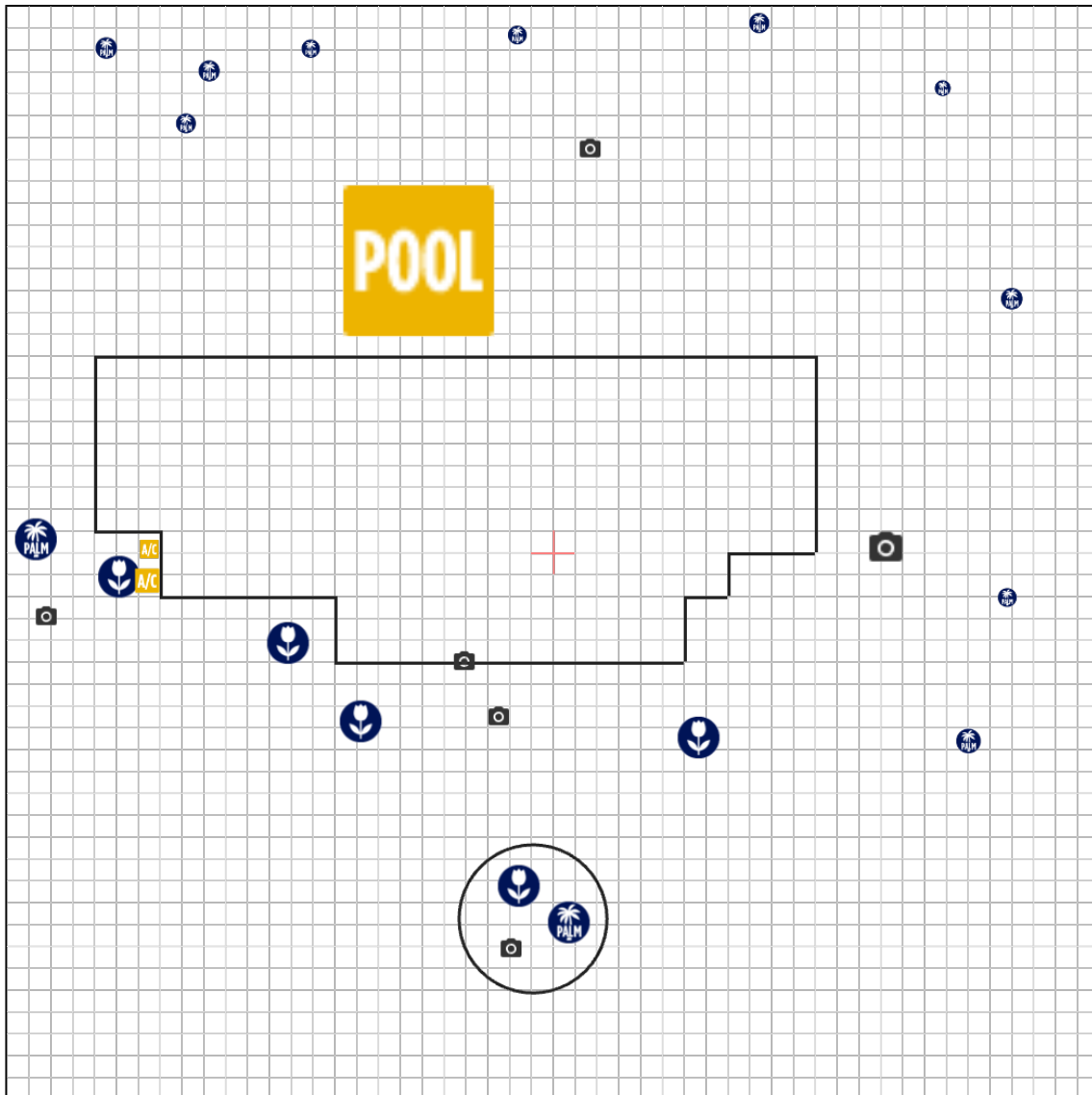
**Inspector's Description of Findings**

**Conducive Conditions**

**Pest Findings**

**Treatment Recommendations**

Floor Plans



Ground - Scale 1 : 2 - Grid Size 50 x 50

This graph is a record of a visual, non-destructive inspection by Company of certain readily accessible areas of the identified property for visible termite infestation/damage. Company is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed, or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc., to search for hidden damage was made. Company cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Company shall not be responsible for repair of any existing damage, including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.

Floor Level Images



Ground



Ground



Ground





Ground



Ground



Ground
















































**District Address:**  
**Inspector:**  
**Inspection Date:**

463509 State Rd 200, Yulee, FL 32907  
 Brooks, Dale G  
 10-13-2025







Floor Plan Legend		
Conductive Conditions		
<b>ACH</b>	Access holes allowing rodents/wildlife entry	<b>CD</b> Cellulose debris
<b>EC</b>	Earth contact	<b>GV</b> Entrance at gable vent
<b>Existing damage</b>		<b>EXVA</b> Exterior dryer vent access
<b>EVRA</b>	Exterior vegetation allowing roof access	<b>EWIRE OH</b> Exterior wires overhead
<b>FBINS</b>	Foam board insulation	<b>GAPS</b> Gaps at exterior J trim
<b>GAP PIPE</b>	Gaps at pipes interior/exterior	<b>IA</b> Inaccessible areas
<b>MSVC</b>	Missing screens/vent covers	<b>N/A EX.CC</b> Not Applicable - Exterior Conductive Condition
<b>N/A IN.CC</b>	Not Applicable - Interior Conductive Condition	<b>ROOF PIPE</b> Plumbing pipes at roof
<b>RFBG</b>	Rigid board / foam insulation at or below grade	<b>RRA</b> Roof return access
<b>SBG</b>	Siding less than 6" from grade	<b>Sod replacement</b>
<b>SP</b>	Sump pump	<b>SD</b> Shade decline
<b>WDC</b>	Wood debris in crawlspace	<b>SIBG</b> Styrofoam insulation or DRI-Vit below grade
		<b>VW</b> Visible pond, lake, stream, or waterway
		<b>WELL</b> Well
		<b>WEMB</b> Wood embedded in concrete
		<b>WOOD PILE</b> Wood pile
Pests		
<b>UPHD</b>	Active termites	<b>Ant activity</b>
<b>Bed bug activity</b>		<b>Bat</b>
<b>CA</b>	Carpenter ants	<b>Bird activity</b>
<b>DMP</b>	Damp-wood termites	<b>Bobcat</b>
<b>Flies</b>		<b>Chipmunk</b>
<b>GNW</b>	Gnaw marks/debris (rodent)	<b>Carpenter bees</b>
<b>Lanternfly</b>		<b>Deer</b>
<b>Mosquito activity</b>		<b>FOR</b> Formosan termites
<b>Possum</b>		<b>F</b> Fungus
		<b>Gopher</b>
		<b>Mice</b>
		<b>RDT DRP</b> Interior rodent/wildlife droppings
		<b>Mole/vole</b>
		<b>N/A EX.P</b> Not applicable - exterior pest
		<b>N/A IN.P</b> Not applicable - interior pest
		<b>PPBD</b> Powder-post beetle damage
		<b>PPB</b> Powder-post beetles

 Raccoon	 Rats	 Roach activity
 Rodent tunneling in insulation	 Rodent tunneling under slab/concrete pad	 Rodent waste (droppings)
 Rub marks (rodent)	 Skunk	 Snake
 Sod web worms	 Spiders	 Squirrel
 Subterranean termites	 Termite damage	 Tick
 Wasp	 Wildlife	 Wood boring beetles

### Property Details

 Air conditioner	 Angles	 Arches
 Buildings	 Curves	 Door
 Drains	 Electrical Box/Meter	 Exterior Natural Gas BBQ Grill/Fixture
 Exterior new paint	 Exterior weather door	 Fences
 Floor support	 Flower beds	 French drain
 Garage wall finished	 Gas Meter	 Gutters
 Heating Oil Line	 Hedge rows	 Interior new paint
 Oak trees	 Palm tree	 Pond
 Pool	 Post Tension Slab	 Shrub
 Spa	 Spray Foam Insulation	 Sprinkler System Shut-Off Valve
 Stall shower	 Stone walks	 Stump
 Tree - large	 Tree - medium	 Tree - small
 Vapo	 Vents	 Water Meter
 Water Shut-off Valve	 Weeds - broadleaf	 Weeds - grasses
 Well Head	 Well Water Line	 Zero property line

### Exclusion Services

 Break ground contact on step stringers	 Close off bottom of roof valley	 Close off under deck
 Core drill concrete for bait station installation	 Cut encapsulation to have access for termite liquid treatments	 Drill & treat basement door frames

<b>133</b>	Drill & treat brick veneer foundation voids	<b>132</b>	Drill & treat hollow block foundation voids	<b>130</b>	Drill & treat stone foundation voids
<b>145</b>	Drill & treat termite infested voids	<b>131</b>	Drill & treat triple brick foundation voids	<b>123AA</b>	Drill along 2 sides of load-bearing wall & treat soil beneath
<b>140</b>	Drill and treat a subterranean termite infested wooden joist(s)	<b>138</b>	Drill and treat a subterranean termite infested wooden sill or plate	<b>129</b>	Drill and treat voids of a double brick foundation wall per product label specifications
<b>124</b>	Drill exterior foundation wall & treat soil beneath from outside	<b>121A</b>	Drill exterior foundation wall from inside & treat soil beneath/along attachments	<b>121C</b>	Drill foundation walls of the dirt filled porch and treat the soil immediately beneath the slab by longrodding adjacent to the entire inside perimeter of the DFP
<b>122A</b>	Drill slab & treat along expansion joint & soil underneath	<b>123A</b>	Drill slab along 1 side of partition wall & treat soil beneath	<b>121B</b>	Drill through each side of the dirt filled porch foundation wall per product label specifications and treat the soil immediately beneath the dirt filled porch slab by short trodding along the entire inside perimeter of the DFP
<b>118</b>	Excavate soil beneath dirt filled porch slab at point or points of attachment to the structure and treat soil beneath	<b>173</b>	Horizontal Treatment Zone - entire surface to be covered by concrete slab	<b>915</b>	Install Chimney Cap
<b>931</b>	Install Dock Leveler Chain plug	<b>933</b>	Install Dock Leveler Rear Seals	<b>932</b>	Install Dock Leveler Side Seals
<b>916</b>	Install Door sweep at exterior door	<b>912</b>	Install Dryer Vent Cover - Wall	<b>911</b>	Install Garage Door Seal main garage door
<b>934</b>	Install Kritter Cap on vinyl siding outside corners	<b>901</b>	Install Mushroom/Turbine Vent Cage - Roof	<b>910</b>	Install One-Way Door Exclusion Cage
<b>914</b>	Install Oven Vent Cage - Roof	<b>913</b>	Install Oven Vent Cover - Wall	<b>903</b>	Install Plumbing Vent Cap - Roof
<b>935</b>	Install Ridge Vent protection	<b>917</b>	Install Rodent Shields at main garage door left and right side	<b>503</b>	Install above ground stations when needed
<b>102</b>	Install access to ceiling of basement for treatment	<b>106</b>	Install automatic vents	<b>105</b>	Install crawl space access door
<b>206</b>	Install floor supports as needed	<b>104</b>	Install plumbing access doors for soil treatment	<b>919</b>	Install rodent shield product at bottom of siding
<b>501</b>	Install termite bait station	<b>205</b>	Install vapor barrier over soil		Irrigation valve
<b>146</b>	Make small openings into termite shelter tubes and inject product inside	<b>MS</b>	MicroSprays		Mosquito repellent cable

 24	Mosquito repellent cable		Mosquito repellent controller		Mosquito repellent deck mount
	Mosquito repellent ground stake		Mosquito repellent hardscape base		Mosquito repellent repeller
<b>NZ</b>	New zone	<b>161</b>	Prepare floor surface for drilling	<b>101</b>	Provide at least 14" under-structure clearance
<b>929</b>	Provide customer with off board rodent shields for customer contractor to install on satellite/electrical lines overhead		Pump	<b>PSR</b>	Pump start relay
<b>RS</b>	Rain sensor	<b>149</b>	Remove all wood to ground contact	<b>109</b>	Remove cellulose/other debris
<b>109A</b>	Remove form boards	<b>135</b>	Remove stucco 3" above grade & fully below grade	<b>936</b>	Repair Builders gap
<b>907</b>	Repair Roof Return	<b>938</b>	Repair burrowing under Footing	<b>920</b>	Repair/Install soffit and or boxed eve opening
<b>918</b>	Repair/replace crawl entrance door	<b>905</b>	Replace Foundation Vent	<b>906</b>	Replace Soffit Vent
<b>110</b>	Scrape off termite tunnels	<b>904</b>	Screen Gable Vent	<b>902</b>	Screen Mushroom/Turbine Vent - In Attic
<b>922</b>	Seal AC encasement	<b>909A</b>	Seal Hole In Wall/Foundation, Floor, Etc. (Large)	<b>909</b>	Seal Hole In Wall/Foundation, Floor, Etc. (Small)
<b>908</b>	Seal Pipe Penetration	<b>921</b>	Seal around AC Line set	<b>927</b>	Seal gaps in siding, doors and around windows (Large)
<b>926</b>	Seal gaps in siding, doors and around windows (Small)	<b>925</b>	Seal holes in concrete foundation and or stucco wall (Large)	<b>924</b>	Seal holes in concrete foundation and or stucco wall (Small)
<b>923</b>	Seal service line utility access entry points (Not main power line unless it is de-energized)	<b>937</b>	Secure open bottom of siding	<b>111</b>	Set wooden supports on concrete pads
<b>103</b>	Spray foam insulation removal for inspection	<b>900</b>	Trap - Wildlife	<b>141</b>	Treat Taurus Dry to above ground breakouts on Trelona customers
<b>147</b>	Treat carton nests in building voids & trees	<b>134</b>	Treat chimney voids	<b>148</b>	Treat exposed wood with Bora Care
<b>123</b>	Treat soil adjacent to plumbing penetrations	<b>160</b>	Trench & rod planter box	<b>114</b>	Trench / rod / treat soil adjacent to inside of foundation walls
<b>115</b>	Trench / rod / treat soil adjacent to piers	<b>116</b>	Trench / rod / treat soil adjacent to pipes	<b>119</b>	Trench or trench and rod soil adjacent to a chimney of a crawl space
<b>117</b>	Trench or trench/rod soil adjacent to exterior foundation walls	<b>128</b>	Trench, remove, and treat soil by the Backfill Method (see label)	<b>171</b>	Vertical Treatment Zone - foundation pillars, chimneys, soil pipes, etc

<b>172</b>	Vertical Treatment Zone - slab penetrations for utilities, plumbing, conduit, etc	<b>174</b>	Vertical Treatment Zone - upon completion of grading, treat backfil along foundation wall	<b>122</b>	Vertically drill concrete basement slab floor & treat soil beneath
<b>117A</b>	Vertically drill exterior attached slabs & treat soil beneath/along attachment	<b>120</b>	Vertically drill porch slab & treat soil beneath/along attachments	<b>126</b>	Vertically drill slab along inside perimeter of foundation walls & treat soil beneath.
<b>930</b>	Weep holes in brick facade		Wire	<b>928</b>	Wrap base of trees that are touching home 2 feet above ground to prevent wildlife access
	Zone calibrations				





Contract #: SEATMULL3741

a Rentokil North America Company

Lawn & Ornamental Agreement

ONE TIME   
 RECURRING

District: 877  
 Sales Colleague No:

Colleague: Brooks, Dale G  
 Date:

License No: NA

**Invoice To** **Existing Customer ID:**

**Customer name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **A/P Contact:**  
**Telephone:** 3043892198 **A/P Phone:** 3043892198

**Service Location**  **Same as invoice information** **Existing Worksite ID:**

**Customer Name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **Tax Exempt:**  **If Yes Tax ID No:**  
**Telephone:** 3043892198  **Locked Gate**

**Service(s) and Price Terms**

**Landscape Management**

Landscape management services include an application to the Customer's lawn and/or certain shrubs and/or trees (hardwood or palm only) on the Customer's property, as selected below, for fertilizer purposes and/or the prevention/control of certain target insects and/or plant disease, as selected below. It also includes an application to certain areas on the exterior of Customer's property for the prevention and/or control of nuisance weed development.

<input type="checkbox"/> <b>Lawn</b>	Lawn square footage: 250	Lawn Type: St Augustine grass	
<input type="checkbox"/> <b>Shrub(s)</b>	Shrub(s) total square footage: 500		
<input checked="" type="checkbox"/> <b>Tree(s) Care</b>	Tree(s) total square footage: 500	<input checked="" type="checkbox"/> <b>Palm(s)</b>	<input type="checkbox"/> <b>Hardwood(s)</b>
<b>Numbers of Tree(s):</b> 20			
<input type="checkbox"/> <b>Fertilizer</b>	<input type="checkbox"/> <b>Insect Control</b>	<input checked="" type="checkbox"/> <b>Disease Control</b>	<input type="checkbox"/> <b>Nuisance Weed Control</b>

Company will conduct ongoing applications to the Customer's lawn on a bi-monthly basis, the Customer's identified shrubs on a bi-monthly basis, and/or the Customer's identified trees on a quarterly basis, as selected above, to ensure continued fertilization and/or target insect, disease, and/or nuisance weed control, as selected above.

Months of service:												Service Start:	JAN
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

**Aeration** Company will conduct a one-time aeration of Customer's lawn by removing plugs of soil throughout the lawn to help enable a more efficient flow of oxygen and water through the soil.

**Moss Reduction** Company will conduct a one-time application for the reduction of moss on identified areas of Customer's property.

**Irrigation**

Applicable Fees

Fee description	Fee	Discount	Total Per Bill	Billing Frequency
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PALM CARE SERVICE	\$ 479.36	\$ 95.87	\$ 383.49	OneTime
PALM CARE SERVICE	\$ 297.49	\$ 59.5	\$ 237.99	ServiceBilling
All fees exclude tax.				

### Payment terms

<b>Payment Method:</b>	CreditDebitCard	<b>Payment Type for Service:</b>	Recurring Service
Prices do not include any applicable taxes.			

### Acceptance terms

By signing below, Customer hereby accepts, in their entirety, the above quotations, as well as the accompanying Terms and Conditions, including the Term enabling Company, in its sole discretion, to subcontract or delegate any of its duties or obligations under this Agreement, as well as mandatory arbitration and class action waiver provisions. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found above.

Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement.

**Rentokil North America d/b/a:** Bug Out

**Customer name:** Kelly Mullins      **Customer signature:**      **Date:**

**Representative name:** Brooks, Dale G      **Representative signature**      **Date:**

## THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Bug Out ("Company") agree to the following terms and conditions in connection with the services indicated on this agreement (hereinafter collectively referred to as "Agreement").

**Standard of Care.** Company will use its professional expertise to determine the appropriate products and services and will follow all label and legal requirements. All reasonable care will be used in performing the specified services, as selected above by Customer. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in executing the selected services, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages. If Irrigation services purchased, Customer further confirms, acknowledges, and accepts that Company similarly cannot be responsible for the necessary and reasonable disturbance of Customer's turf and/or damage to Customer's lawn, unless caused by the willful negligence of Company. If Landscape Management services purchased, Customer further confirms, acknowledges, and accepts that Company, in its sole discretion, may skip treating certain areas (permanently or on occasion, as determined by Company in its sole discretion), as needed to reduce any environmental risks. Subject to Customer's cooperation, if Customer is not satisfied with the services rendered, upon the request of Customer and as Customer's sole and exclusive remedy, at no additional cost(s) to Customer, Company shall return to the property and provide additional services (as selected by Customer and described within this Agreement) as reasonably necessary (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services).

**Customer Responsibilities.** Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. If Irrigation services purchased, this cooperation includes, but is not limited to, keeping the irrigation controller and system turned on at all times, following proper watering guidelines provided by Company, maintaining a working rain sensor, notifying Company of any adjustments made by Customer or another party, and not self-adjusting in ways that are not part of the purchased services. If Landscape Management services purchased, this cooperation includes, but is not limited to, maintaining the property in a condition that does not promote infestations of target pests or plant stresses, irrigating properly, and mowing appropriately. Whenever conditions exist that impact the success of the services selected by Customer are reported in writing by Company to the Customer and are not corrected by Customer, Company cannot ensure effective services. If Customer fails to correct the conditions noted by Company within a reasonable time period, all guarantees as to the effectiveness of the services selected by Customer in this Agreement shall automatically terminate. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s) believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider regarding such sensitivity, the Customer must notify Company in writing, in advance of Company's performance of the services. Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. The failure to allow Company such access will terminate this Agreement without further notice.

**Modification.** Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products, Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

**Additions/Alterations.** In the event the property is structurally modified, altered, or otherwise changed, Customer will notify Company prior to such addition or alteration and will purchase additional services required by the changes incurred. Failure to do so will terminate this Agreement automatically without further notice. The failure of Company to notice any such change does not release Customer from the obligations set forth in this paragraph.

**Moisture, Mold and Mildew.** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its performance of the selected services. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungi growth.

**Water Leakage.** Water leakage in serviced areas, in interior areas or through the roof or exterior walls of the structure(s) may destroy the effectiveness of service by Company. Customer is responsible for making timely repairs as necessary to stop the leakage. Customer's failure to make timely repairs will terminate this Agreement automatically without further notice. Company shall have no responsibility for water leakage, or anything related to water leakage.

**Warranty.** For equipment and products, manufacturer warranties apply; there is no further warranty from Company on equipment or products

**Right to Subcontract.** Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

**Ownership and Replacement of Equipment.** All equipment, devices and components are property of and/or remain property of or under the control of the Company (with the exception of any irrigation components, if Irrigation services purchased – said components are Customer's property). Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

**Force Majeure.** Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

**Insurance.** Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this Company.

**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 the Company be liable for indirect, special, incidental, consequential, exemplary, punitive, and/or loss of enjoyment 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 requirements in connection with the services. The obligations of Company specifically stated in this Agreement are given in lieu of any other obligation or responsibility, express or implied, including any representation of merchantability or fitness for a particular purpose. In consideration of sums charged by Company hereunder and as a liquidated damage and not as a penalty, and notwithstanding any contract, tort, or other claim that Company failed to perform its obligations hereunder, the sole responsibility of Company in the event of a claim based upon the services selected by Customer shall be to provide additional services found necessary by Company free of charge (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services). Customer expressly releases Company from, and agrees to indemnify Company with respect to, any other obligation to Customer whatsoever. Customer further releases Company from any and all claims of damage to the property as a result of the performance by Company of the services selected by Customer. 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 fees or annual fees, as applicable, charged under this Agreement.

**Choice of Law.** Except for the Mandatory Arbitration provision 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 dispute arises without regard to the conflict of laws provisions.

**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](http://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 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. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver." Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

**Class Action Waiver.** Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("class action"). The parties expressly waive any ability to maintain any class action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any class action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this class action waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.**

**Data Security.** Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customer access to service information, if applicable to the services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

- a) Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login IDs and passwords.
- b) All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Agreement.
- c) The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.
- d) This agreement shall be binding upon all successors of the Customer.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes. We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

**Third Party and Marketing Disclosure.** Unless Customer notifies Company otherwise or opts out, Customer agrees to and accepts the receipt of marketing and sales communications relating to Company's service offerings.

**Anti-Bribery and Anti-Corruption.** 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 applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

**Term.** If Customer purchased maintenance services, this Agreement shall extend from month to month, with either party having the ability to cancel this Agreement upon 60-days' written notice to the other party, with the first month being the Initial Term and each subsequent month a Renewal Term.

**Termination.** Renewal fees and pre-paid renewal fees are non-refundable. However, subject to Company's consent, the services identified in this Agreement are transferable to a subsequent owner of the property. Agreement may be terminated by either party with 60 days written notice, providing all accounts are current. In cases of Customer nonpayment or entering bankruptcy or insolvency per the Bankruptcy Code, Company reserves the right to terminate the Agreement upon immediate written notification.

**Change in Terms.** At the time of any renewal of this Agreement, Company may change this Agreement by adding, deleting or modifying any provision. Company will notify the Customer in advance of any such change, and Customer may decline to accept such a change by declining to renew this Agreement. Renewal of this Agreement will constitute acceptance of any such changes.

**Payment.** Initial service fees are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due upon receipt of invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made upon receipt of invoice, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be

suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement.

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.

Change in Law. Company performs its services in accordance with the requirements of law. In the event of a change in existing law as it pertains to the services herein, Company reserves the right to revise the Renewal Term fees, if applicable, or terminate this Agreement.

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.

Entire Agreement. This Agreement, together with a record of initial application, and all exhibits thereto, constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter, and no other representations or statements will be binding upon the parties. This Agreement may not be modified or amended in any way without the written consent of both parties.

Roof Damage Waiver. Customer acknowledges and agrees that in order to perform the services, Company may have to gain access to and walk on the roof of Customer's structure(s) and that damage to roofing tiles and other roofing system components may be unavoidable no matter what degree of care is exercised by Company. Accordingly, Customer hereby releases Company from any and all claims of damage to the structure(s), including roofing tile, gutters, plumbing vents or any other component of the roofing system, which occurs as a result of the services provided to Customer under this Agreement.



### a Rentokil North America Company

ONE TIME   
RECURRING

District: 877  
Sales Colleague No:

Colleague: Brooks, Dale G  
Date:

License No: NA

#### Invoice To Existing Customer ID:

<b>Customer name:</b> Kelly Mullins	<b>Contact Person:</b> Kelly Mullins
<b>Address:</b> 15561 Seaton Crk Dr Northside	<b>Email:</b> scrcdd@gmsnf.com
<b>City:</b> Jacksonville <b>State:</b> FL	<b>Zip:</b> 32218 <b>A/P Contact:</b>
<b>Telephone:</b> 3043892198	<b>A/P Phone:</b> 3043892198

#### Service Location Same as invoice information Existing Worksite ID:

<b>Customer name:</b> Kelly Mullins	<b>Contact:</b> Kelly Mullins
<b>Address:</b> 15561 Seaton Crk Dr Northside	<b>Email:</b> scrcdd@gmsnf.com
<b>City:</b> Jacksonville <b>State:</b> FL	<b>Zip:</b> 32218 <b>Tax Exempt:</b> <input type="checkbox"/>
<b>Telephone:</b> 3043892198	<b>If Yes Tax ID No:</b>

#### Service(s) and Price Terms

ATTACHED TERMS AND CONDITIONS, RELATED DIAGRAMS, SPECIFICATION SHEETS, ADDENDUM AND/OR PROPOSALS ARE INTEGRAL PARTS OF THIS AGREEMENT.

#### PESTFREE365 RTX - 1Trip - 4X

1. A one-time initial corrective service may be necessary for immediate action to an existing pest problem and, if applicable, will be invoiced to you separately.
2. This service agreement includes:
  - a. Year round protection against the Covered Pests identified in the accompanying Terms and Conditions.
  - b. Initial Service plus future pest treatment(s) as necessary, determined by Company in its sole discretion, during the Term of the Agreement.
  - c. Upon contacting us, prompt response for additional visits when needed at no extra charge.
  - d. A thorough inspection and service report with each visit.
  - e. Upon your request, a visual termite inspection can be scheduled.

Should service be needed for pests in addition to the Covered Pests identified in the accompanying Terms and Conditions, an additional fee will apply and a free estimate may be provided.

#### Service Specifications

<b>Notes:</b>	Includes offices, community center , common area and pool deck area				
<b>Service Frequency:</b>	Quarterly	<b>Service visits in 2025 season:</b>	2	<b>Following years' default visit:</b>	4

#### Applicable Fees

Fee description	Fee	Discount	Total Per Bill	Billing Frequency
PESTFREE365 RTX	\$ 240.06	\$ 48.01	\$ 192.05	OneTime

PESTFREE365 RTX	\$ 46.38	\$ 9.28	\$ 37.1	Monthly
All fees exclude tax.				

### Payment terms

<b>Payment Method:</b>	CreditDebitCard	<b>Payment Type for Service:</b>	Recurring Service
Prices do not include any applicable taxes.			

### Acceptance terms

By signing below, Customer hereby accepts, in their entirety, the above quotations, as well as the accompanying Terms and Conditions, including the Term enabling Company, in its sole discretion, to subcontract or delegate any of its duties or obligations under this Agreement, as well as mandatory arbitration and class action waiver provisions. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found above.

Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement.

**Rentokil North America d/b/a:**

Bug Out

**Customer name:** Kelly Mullins

**Customer signature:**

**Date:**

**Representative name:** Brooks, Dale G

**Representative signature**

**Date:**

## THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Bug Out ("Company") agree to the following terms and conditions in connection with the services indicated on this agreement (hereinafter collectively referred to as "Agreement").

**Standard of Care.** Company will use its professional expertise to determine the products and services appropriate for treatment, and will follow all label and legal requirements. All reasonable care will be used in installing the specified services. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in applying the treatment, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages. Subject to Customer's cooperation, if Customer is not satisfied with the services rendered, upon the request of Customer and as Customer's sole and exclusive remedy, at no additional cost(s) to Customer, Company shall retreat and/or reapply pesticides to the structure(s) as is reasonably necessary to control for and mitigate against acute infestations of pests covered by this Agreement, as the case may be.

**Pest Control.** Company shall control for and mitigate against infestations of Covered Pests located in and around the structure(s) on the Customer's premises through delivery of regular pest control service. All services shall be performed in accordance with procedures recognized in the pest control industry and scientific community as effective against target pests. This Agreement does not cover and Company shall have no obligation whatsoever, whether express or implied, to repair any damage to the structure(s) on the premises or the contents therein caused by any pests (covered by this Agreement or otherwise) or to compensate Customer for any such damage.

**Initial service; subsequent service visits.** On the initial service visit, Company will apply pesticides both to the interior of the structure(s) and the exterior perimeter of the structure(s) on the premises. Subsequent to the initial service and during the term, Company may apply pesticides to the exterior perimeter or the interior of the structure(s) located on the premises as necessary, determined solely by Company, to control Covered Pest infestations.

**Excluded pests.** Company pest control treatment(s) shall have no obligation to control for or mitigate against any pests other than the Covered Pests identified in this Agreement.

**Interim service visits.** Subject to the Customer's cooperation and upon the request of Customer, Company shall make an interim service visit to reapply pesticides to the structure(s) on the premises as is reasonably necessary to control for and mitigate against acute infestations of Covered Pests in accordance with laws and regulations for product label application instructions.

**Covered Pests.** For customers under a PestFree365 Service Agreement, the following are Covered Pests: "House" Ants, Bird Mites, Indoor Ticks, Cockroaches, Carpet Beetles, Fabric Moths, Overwintering Insects, Ground Beetles, Centipedes, Crickets, Earwigs, Firebrats, Millipedes, Clover Mites, Pillbugs/Sowbugs, Psocids, Scorpions, Silverfish, Wasps, Springtails, Spiders, Stored Product Beetles, Stored Product Moths, Mice, and Rats. For customers under a PestFree365+ Service Agreement, in addition to the Covered Pests included within a PestFree365 Service Agreement, the following are also Covered Pests: Black Widow Spiders, Brown Recluse Spiders, Voles (interior only), Bed Bugs, Fleas (interior only), Bumble Bees, Carpenter Bees, Solitary Ground Bees, Yellowjackets, Hornets, Bald-faced Hornets, Crazy Ants, Carpenter Ants, and Fire Ants.

**Customer Responsibilities.** Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. Customer agrees to maintain premises free from any factor or condition conducive to the breeding and harborage of pests covered by this Agreement following instructions provided. This cooperation includes, but is not limited to, proper garbage handling; repairing structure; not adding chemicals or self-treating in ways that are not part of service; emptying grease traps, not damaging or turning off equipment, etc. Whenever conditions conducive to the breeding and harborage of pests covered by this Agreement are reported in writing by Company to the Customer and are not corrected by Customer, Company cannot ensure effective services. If Customer fails to correct the conditions noted by Company within a reasonable time period, all guarantees as to the effectiveness of the services in this Agreement shall automatically terminate. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s), believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider, regarding such sensitivity, the Customer must notify Company in writing, in advance of treatment of the structure(s). Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas, as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. The failure to allow Company such access will terminate this Agreement without further notice.

**Modification.** Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products, Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

**Substructure.** Services under this Agreement do not include services to the substructure of the premises. Should substructural treatment be required, additional costs shall apply, of which the Company will advise the Customer.

**Moisture, Mold and Mildew.** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungal growth.

**Water Leakage.** Water leakage in treated areas, in interior areas or through the roof or exterior walls of the structure(s) may destroy the effectiveness of treatment by Company and is conducive to new infestation. Customer is responsible for making timely repairs as necessary to stop the leakage. Customer's failure to make timely repairs will terminate this Agreement automatically without further notice. Company shall have no responsibility for water leakage, or anything related to water leakage.

**Warranty.** For equipment and products, manufacturer warranties apply; there is no further warranty from Company on products or equipment.

**Right to Subcontract.** Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.



**Ownership and Replacement of Equipment.** All equipment, devices and components are property of and/or remain property of or under the control of the Company. Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

**Force Majeure.** Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

**Insurance.** Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this Company.

**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 the Company be liable for indirect, special, incidental, consequential, exemplary, punitive, and/or loss of enjoyment 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 requirements in connection with the services. The obligations of Company specifically stated in this Agreement are given in lieu of any other obligation or responsibility, express or implied, including any representation of merchantability or fitness for a particular purpose. In consideration of sums charged by Company hereunder and as a liquidated damage and not as a penalty, and notwithstanding any contract, tort, or other claim that Company failed to perform its obligations hereunder, the sole responsibility of Company in the event of a claim based upon the services shall be to provide further treatment found necessary by Company free of charge. Customer expressly releases Company from, and agrees to indemnify Company with respect to, any other obligation to Customer whatsoever. This Agreement does not provide for the repair of any damage caused by pests (covered by this Agreement or otherwise), and this Agreement does not guarantee, and Company does not represent, that pests (covered by this Agreement or otherwise) will not return subsequent to service treatments.

**Animal Disposal.** Company will dispose of any trapped wildlife in accordance with the laws and regulations of local governing authorities; however, if Customer requests the release of the animal on his/her property, Company shall not be responsible for, nor guarantee, that the animal will not return to infest or damage the serviced property.

**Choice of Law.** Except for the Mandatory Arbitration provision 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 dispute arises without regard to the conflict of laws provisions.

**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](http://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 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. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver." Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

**Class Action Waiver.** Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("class action"). The parties expressly waive any ability to maintain any class action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any class action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this class action waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.**

**Intellectual Property.** Except as expressly set forth herein, between Company and Customer, each is and shall remain the owner of all Intellectual Property that it owns or controls as of the effective date of this Agreement or that it develops or acquires thereafter. This shall be binding upon all successors of the Customer's business.

**Data Security.** Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customers access to pest management information, if applicable to the services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

- a. Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login id's and passwords.
- b. All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Agreement.
- c. The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.
- d. This agreement shall be binding upon all successors of the Customer.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes.

We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

**Third Party and Marketing Disclosure.** Unless Customer notifies Company otherwise or opts out, Customer agrees to and accepts the receipt of periodic marketing and sales information relating to Company's service offerings.

**Anti-Bribery and Anti-Corruption.** 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 applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

Term. Agreement shall automatically renew on a month to month basis, with either party having the ability to cancel this Agreement upon 60-days written notice to the other party, with the first month being the Initial Term and each subsequent month a Renewal Term.

Termination. Renewal fees and pre-paid renewal fees are non-refundable. However, the services identified in this Agreement are transferable to a subsequent owner of the property. Agreement may be terminated by either party with 60 days written notice, providing all accounts are current. In cases of Customer nonpayment or entering bankruptcy or insolvency per the Bankruptcy Code, Company reserves the right to terminate the Agreement upon immediate written notification.

Change in Terms. At the time of any renewal of this Agreement, Company may change this Agreement by adding, deleting or modifying any provision. Company will notify the Customer in advance of any such change, and Customer may decline to accept such a change by declining to renew this Agreement. Renewal of this Agreement will constitute acceptance of any such changes.

Pricing. The initial price for services is set forth in the specifications of this Agreement. Company reserves the right to increase the amount charged for the services, which shall be communicated by written notice to Customer, which notice may be by invoice.

Payment. Initial corrective service fees and any applicable curative upcharge fees (whether initially identified by Customer or subsequently identified by Company during the initial service visit) are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due upon receipt of invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made upon receipt of invoice, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement.

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.

Change In Law. Company performs its services in accordance with the requirements of law. In the event of a change in existing law as it pertains to the services herein, Company reserves the right to revise the Renewal Term amount or terminate this Agreement.

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.

Entire Agreement. This Agreement, together with a record of initial application, and all exhibits thereto, constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter, and no other representations or statements will be binding upon the parties. This Agreement may not be modified or amended in any way without the written consent of both parties.



SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY - Termite Agreement

TEN-YEAR PLAN

a Rentokil North America Company

- SPOT TREATMENT
- CURATIVE
- PREVENTATIVE

District: 877    Colleague: Brooks, Dale G    License No: NA    Sales Colleague No:    Date:

THIS AGREEMENT PROVIDES FOR RETREATMENT OF A STRUCTURE AND THE REPAIR OF DAMAGE CAUSED BY WOOD DESTROYING ORGANISMS, UP TO \$250,000 (TWO HUNDRED FIFTY THOUSAND DOLLARS), WITHIN THE LIMITS STATED IN THIS AGREEMENT.

**Invoice To** **Existing Customer ID:**

<b>Customer name:</b> Kelly Mullins	<b>Contact Person:</b> Kelly Mullins
<b>Address:</b> 15561 Seaton Crk Dr Northside	<b>Email:</b> scrodd@gmsnf.com
<b>City:</b> Jacksonville <b>State:</b> FL	<b>Zip:</b> 32218 <b>A/P Contact:</b>
<b>Telephone:</b> 3043892198	<b>A/P Phone:</b> 3043892198

**Service Location**  **Same as invoice information** **Existing Worksite ID:**

<b>Customer name:</b> Kelly Mullins	<b>Contact:</b> Kelly Mullins
<b>Address:</b> 15561 Seaton Crk Dr Northside	<b>Email:</b> scrodd@gmsnf.com
<b>City:</b> Jacksonville <b>State:</b> FL	<b>Zip:</b> 32218 <b>Tax Exempt:</b> <input type="checkbox"/>
<b>Telephone:</b> 3043892198	<b>If Yes Tax ID No:</b>

**Service(s) and Price Terms**

ATTACHED TERMS AND CONDITIONS, RELATED DIAGRAMS, SPECIFICATION SHEETS, ADDENDUM AND/OR PROPOSALS ARE INTEGRAL PARTS OF THIS AGREEMENT.

SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY - Per Linear Foot

This service is for prevention of infestation. Based on inspection findings, proposed service for your property is a program with in-ground bait stations plus potentially using above ground stations and/or liquid or foam treatments. Treatment under this Agreement is aimed at reducing the potential for termite activity. Degree and speed of population reduction may be influenced by weather, species, size, and number of colonies associated with the Service Area; construction type; accessibility; competition for food sources and other conditions in or around the Service Areas.

The following termiticide(s) will be applied: Recruit HD TM Bait Devices EPA Registration #62719-608

Customer understanding of the performance of the bait system: a. The system includes inspection and installation of stations containing termite bait. Subsequent inspection and servicing stations are required due to future new invading termite colonies. b. Worker termites discover the bait and share with the colony. Once ingested, the active ingredient prevents termites from maturing through molting. Unable to molt, the termites die. c. When enough termites die, the colony collapses. d. During the intervals between the installation of stations and colony collapse, termite feeding within the structure(s), possibly including additional structural damage, should be expected to occur. Customer understanding of the performance of the liquid treatment: a. Company will create a complete or partial treatment barrier or zone around, under or in the structure, or a particular part of a structure. b. Company will use its professional expertise to determine the products and services necessary for treatment, and will follow all label and legal requirements.

<b>Service area(s):</b>	Includes community center building
<b>Service frequency:</b>	Annually

**Warranty**

The Warranty will be effective upon completion of the service described. The Company will reinspect the Service Areas upon the request of the customer. In accordance with state regulations, the Company reserves the right to periodically reinspect the Service Areas at any time (during normal business hours) during the effective term of the agreement. For the avoidance of doubt, on an annual basis as measured by the term of this agreement, Company will provide for at least one inspection of all unobstructed or accessible areas of the Service Area(s) covered by this agreement prior to expiration of the then-current term of the agreement.

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

**Transferability**

This Agreement is transferable to a subsequent owner and all provisions of this Agreement will pass to the new owner, upon written request of notice, within 30 days of transfer, a transfer fee, and acceptance of such by the Company. Prior to selling the property, it is the sole responsibility of the existing customer to provide the new owner with this Agreement and documents pertaining to the termite treatment.

**Continuity of service (applicable to Bait system only)**

When Service specifies use of a System, if the Company, for any reason, ceases to use the System, the Company will so notify the Customer and offer one of the following: a. If the Customer and Company agree on the use of an alternative form of prevention, a new agreement may be entered into and the Customer shall receive credit for any unearned payments; or b. If the Customer or the Company elects to discontinue the Agreement, the Customer shall receive a refund for any unearned payments.

**Applicable Fees**

Fee description	Annual	Fee	Discount	Total Per Bill	Billing Frequency
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY	\$ 589.44	\$ 61.4	\$ 12.28	\$ 49.12	Monthly
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE DAMAGE / REPAIR MONTHLY PAY	\$ 337.8	\$ 35.19	\$ 7.04	\$ 28.15	Monthly

All fees exclude tax.

**Early Termination Charge**

In the event Customer discontinues these services for any reason prior to completion of the Initial Term or any subsequent Renewal Term, Company may assess an Early Termination Charge equal to the amount of the unpaid balance of the payment for the term then in effect.

**Payment terms**

<b>Payment Method:</b>	CreditDebitCard	<b>Payment Type for Service:</b>	Recurring Service
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Prices do not include any applicable taxes.

The Initial Term fee and any subsequent Renewal Term fee will be charged in twelve (12) equal monthly installments.

**Acceptance terms**

By signing below, Customer hereby accepts, in their entirety, the above quotations, as well as the accompanying Terms and Conditions, including the Term enabling Company, in its sole discretion, to subcontract or delegate any of its duties or obligations under this Agreement, as well as mandatory arbitration and class action waiver provisions. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found above.

Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement. Prices do not include any applicable taxes.

**Rentokil North America d/b/a:** Bug Out

**Customer name:** Kelly Mullins      **Customer signature:** \_\_\_\_\_      **Date:** \_\_\_\_\_

**Representative name:**

Brooks, Dale G

**Representative signature**

**Date:**

## THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Bug Out ("Company") agree to the following terms and conditions in connection with the services indicated on this agreement (hereinafter collectively referred to as "Agreement").

**Standard of Care.** Company will use its professional expertise to determine the products and services appropriate for treatment, and will follow all label and legal requirements. All reasonable care will be used in installing and maintaining the specified services. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in applying the treatment, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages, except those directly caused by willful negligence on the part of the Company. If for whatever reason, the Customer is dissatisfied with the initial service/treatment provided by Company, the Customer will provide reasonable written notice to the branch address above AND allow the Company a period of up to 45 days to remedy the problem after receiving it. If the problem cannot be remedied to the Customer's satisfaction, a refund by Company of Customer's initial treatment and any prepaid fees will be sent to Customer; this will also result in cancellation of this agreement.

**Customer Responsibilities.** Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during the lifetime of this Agreement. Customer agrees to maintain premises free from any factor or condition conducive to identified issues and services and following instructions provided. This cooperation includes, but is not limited to, not adding chemicals or self-treating in ways that are not part of Service and maintaining Service Areas and the immediate surroundings (minimum of 18") free of factors which may be conducive to termite activity. Factors which may favor termite activity include, but are not limited to: rigid foam insulation; spray foam insulations; wood-to-soil contact (structural members, firewood, landscaping timbers, fence posts, steps, porches, decks, scrap or cellulose debris); structural wood support elements resting on foundation below exterior soil grade; wood rot or moisture conditions; faulty grade and improperly channeled rain water; plumbing, roof leaks and high water table; insufficient ventilation; and lack of proper crawl space clearance (less than 18") or lack of proper exterior foundation clearance (less than 6"). Should any of these conditions exist, corrective measures should be taken by the Customer at their own expense to minimize them. Any damage warranty specified in the Agreement will be voided should the presence of pests or issue be associated with conditions arising from Customer's non-cooperation. Unless prohibited by law, the Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s), believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider, regarding such sensitivity, the Customer must notify Company in writing, in advance of treatment of the structure(s). Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access during normal business hours to all areas, as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. Prior to any services provided, it is the Customer's sole responsibility to divulge all information regarding the type and location of hidden crawl spaces, air ducts, wells, cisterns, concealed pipes or cables, high water tables, lakes, springs or ponds near the service area, or any other conditions that could present a risk that treatment could cause damage to property or contamination of the environment.

**Modification.** Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products to control the problem(s), Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed. This Agreement covers only the Service Areas identified, as they existed on the date of the initial inspection. The Customer will notify the Company, in writing, prior to a. the Service Areas being structurally modified, altered or otherwise changed, or b. soil being removed or added around the foundation. Failure to correct or notify the Company of these events may void this Agreement. Any modifications, alterations, or preparations to the structure(s) that are deemed necessary by Company in preparation for any treatments under this agreement, including, but not limited to, sealing of foundation walls, removal of wall or floor coverings, correction of moisture problems, excavation for access or sealing of ducts, repositioning of utility lines or relocation of wells shall be the sole responsibility of the Customer. In the event that Customer installs spray foam insulation in crawl spaces and/or attics, or encapsulates the crawl space, thereby rendering these areas inaccessible to inspection and/or treatment, this Contract becomes non-renewable at the discretion of Company. The Company will not be held liable for any damages arising from, or related to, infestations that result due to the inability to inspect areas of the property due to spray foam insulation in crawl spaces and/or attics or encapsulation of crawl spaces. It is the Customer's duty to inform Company of any spray foam insulation installations and/or crawl space encapsulations prior to such work being performed.

**Moisture, Mold and Mildew.** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungal growth.

**Warranty. RETREAT & DAMAGE REPAIR.** The Company warrants that if active subterranean termite infestation and resultant new termite damage in the structure(s) or its contents occurs during the life of this agreement, the Company will perform necessary retreatment and repairs without additional fees, the aggregate, per-property-location amount is up to \$250,000 over the life of the agreement, subject to the following additional provisions:

- Damage with live subterranean termites must be present and verified by the Company's representative.
- The Company shall be responsible for repairs to the structure(s) only when made with the approval of, and under the supervision and control of the Company.
- Repair shall be limited to new damages only, and in no event shall the Company be responsible for any consequential damages. It is expressly agreed and understood that Retreat & Repair Warranty is strictly limited to cost of repairs.
- Damage discovered with no verified live and active subterranean termite infestation shall not be repaired. It is to be understood that termite-damaged areas of the structure(s) may have existed in exposed and hidden areas as of the date of initial installation and/or initial treatment, and that the Company assumes no responsibility to repair these pre-existing damaged areas.
- The Company will not be responsible for infestation or damage to the structure(s), or its contents, resulting from any insect, pest, mold, fungi, Drywood Termites or wood-destroying organisms other than that of Subterranean Termites (including Formosan and Asian species).

**Right to Subcontract.** Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

**Ownership and Replacement of Equipment.** All equipment, devices and components are property of and/or remain property of or under the control of the Company. Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

Force Majeure. Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

Insurance. Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this Company.

Limitation of Liability. Except for the specific retreatment and repair Warranty provided above, 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 the 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 requirements in connection with the Services. 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 this Agreement, except to the extent specifically set forth above in Warranty provision.

Animal Disposal. Company will dispose of any trapped wildlife in accordance with the laws and regulations of local governing authorities; however, if Customer requests the release of the animal on his/her property, Company shall not be responsible for, nor guarantee, that the animal will not return to infest or damage the serviced property.

Choice of Law. Except for the Mandatory Arbitration provision 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 dispute arises without regard to the conflict of laws provisions.

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](http://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 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. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver." Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

Class Action Waiver. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("class action"). The parties expressly waive any ability to maintain any class action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any class action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this class action waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.

Intellectual Property. Except as expressly set forth herein, between Company and Customer, each is and shall remain the owner of all Intellectual Property that it owns or controls as of the effective date of this Agreement or that it develops or acquires thereafter. This shall be binding upon all successors of the Customer's business.

Data Security. Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customers access to pest management information, if applicable to the services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

- a. Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login id's and passwords.
- b. All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Agreement.
- c. The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.
- d. This agreement shall be binding upon all successors of the Customer.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes.

We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

Third Party and Marketing Disclosure. The Customer agrees to permit Company to use the Customer's name and contact information for sharing with Company's business partners. Company will never sell this data. It is to be used to improve the Customer's experience with Company. Additionally, unless Customer notifies Company otherwise or opts out, Customer agrees to and accepts the receipt of periodic marketing and sales information relating to Company's service offerings.

Anti-Bribery and Anti-Corruption. 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 applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

Term. The term of this Agreement shall commence on the effective date and shall continue for one year (the "Initial Term"), unless terminated earlier as set forth herein. For nine (9) years following the Initial Term, Customer has the right to extend the Initial Term for additional one-year periods (each a "Renewal Term") by paying the renewal fee before the expiration of the Initial Term or any Renewal Term. At the end of that nine-year period, this Agreement ends and may not be renewed.

Early Termination Charge. If the Customer cancels this Agreement or discontinues services for any reason prior to completion of the Initial Term or any subsequent Renewal Term, Company may assess an Early Termination Charge. In view of the impracticality and extreme difficulty of ascertaining actual damages and by mutual agreement of the parties, the Early Termination Charge assessed will be equal to the amount of the unpaid balance of the payment for the term then in effect.

Termination. Annual Renewal Fees and Pre-Paid Renewal(s) are non-refundable. This agreement is transferable to a subsequent owner of the property, in accordance with the terms and conditions of This Agreement. As contract nears expiration of a term, Agreements may be terminated by either party with 30 days written notice, providing all accounts are current. Any pre-paid annual fees are non-refundable, however, the Service and Warranty are transferable to the subsequent owner of the property. In cases of Customer nonpayment or entering bankruptcy or insolvency per the Bankruptcy Code, Company reserves the right to terminate the Agreement upon immediate written notification.

Pricing. The initial price for services is set forth in the specifications of this Agreement. Company reserves the right to increase the amount charged for the services, which shall be communicated by written notice to Customer, which notice may be by invoice.

Payment. Introductory Service Fees are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due upon receipt of invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made upon receipt of invoice, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement. Subsequent Annual Renewal Fees are due and payable in full, on or before anniversary date/ Failure to renew and complete payment shall void this Agreement without privilege of reinstatement. The Annual Renewal Fee may be adjusted after the first anniversary date by providing notice to the Customer.

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.





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

CONSUMER NOTICE FORM

WILTON SIMPSON
COMMISSIONER

Rule5E-14.105, F.A.C.

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.

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).
Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated.
The contract must state if it is a retreatment only or a retreatment and repair 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.
These conditions have to be stated and be under headings in the contract that are in bold print.

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.
You have the right to compare contracts from other companies before signing a contract with a company.
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 Bug Out (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

Kelly Mullins
Print Name of Consumer

Date:

Signature of Consumer

Title: Owner

Brooks, Dale G
Print Name of Pest Control Representative

Date:

Signature of Pest Control Representative

Company: Bug Out



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

Formulario de Aviso al Consumidor

WILTON SIMPSON
COMMISSIONER

Rule5E-14.105, F.A.C.

Una compania de control de plagas debe proveerle con un contrato escrito antes de comenzar cualquier tratamiento para organismos destructores de madera. Es muy importante que usted lea y entienda el contrato que esta por firmar. La compania de control de plagas solo esta obligada a seguir los terminus del contrato que usted haya firmado, independientemente de cualquier otra explicacion o afirmacion hecha por el vendedor de la compania. (Nota: El Contrato para el tratamiento de nuevas construcciones pueden ser expedido al contratista y le sera entregado al cierre de la negociacion).

REQUERIMIENTOS BASICOS PARA CONTRATOS

- El contrato debe establecer el nombre comun del organismo destructor de madera a ser tratado par la compania (ej. Termitas subterraneeas, escarabajo de la madera). Si el contrato es para el control de termitas, el mismo debe claramente establecer si la termita Formosan esta o no cubierta.
Algunos contratos no incluyen un tratamiento al momenta de expedir el mismo y eso debe estar claramente establecido. Si un tratamiento es realizado coma parte de un contrato, el costo par ese tratamiento debe ser especificado. Si el tratamiento es solo para algunas areas, esto tambien debe estar estipulado dentro del contrato coma "Tratamiento Localizado" solamente.
El contrato debe establecer si solo cubre tratamientos o si cubre tratamientos y reparaciones. De ser un contrato para tratamientos y reparaciones, lea cuidadosamente las secciones del contrato que establecen que tipo de reparaciones seran o no cubiertas par el contrato.

REQUERIMIENTOS QUE ESTABLECEN CUANDO UN TRATAMIENTO O REPARACION NO SERA CUBIERTO POR EL CONTRATO.

- Los contratos de reparaciones no cubriran los danos ocasionados bajo distintas circunstancias par termitas. El contrato debe establecer cuando el tratamiento o reparacion sera realizado y las condiciones bajo las cuales la compania pudiera rechazar tartar la plaga o reparar el dano.
Esas condiciones deben ser establecidas y resaltadas coma titulo en el contrato. Las companies tipicamente rehusan reparar danos or tratar plagas si la casa presenta condiciones de humedad o grietas que permiten la presencia de termitas a un nivel de infestacion, o cuando las revestimientos de paredes dificulte detectar la presencia de termitas.

Ejemplos de esto es:

- Grietas en losas de concreto
Madera o revestimiento de paredes en contacto con el suelo.
Fugas de plomeria.
Goteras en el techo
Acumulacion de agua contra un costado de la casa.

La ley no requiere que las companies le notifiquen si ellos observan alguna(s) condicion(es) que pudiera anular la clausula de reparacion y deben darle una oportunidad para corregir cualquier anomalidad antes de anular el contrato o negar la cobertura de reparacion.

- Los contratos pueden presentar una clausula donde los danos producidos par termitas Formosan no son cubiertos hasta un periodo de tiempo previamente establecido par el mismo. Esto significa que si el dano ocurre durante ese periodo de tiempo establecido la compania no pagara las reparaciones necesarias.
Listed tiene el derecho de comparar contratos de otras companias antes de firmar un contrato con una de ellas. Elija la compania que le provea las mejores opciones .
Si usted tiene alguna duda o pregunta acerca de los terminos del contrato o alguna duda o preocupacion acerca del record historico de trabajo de la compania con respecto a las leyes y regulaciones para el control de plagas, par favor contacte el Departamento de Agricultura y Servicios al Consumidor al numero telefonico: 850-617-7996 o escribanos al email:biircomplaints@fdacs.gov.

Entiendo que estoy aceptando el contrato establecido por Bug Out (coloque el nombre de la compania) para el tratamiento de organismo(s) destructor de madera, y he leido y entendido los terminos del mismo.

Kelly Mullins

Imprima el Nombre de Consumidor

La firma de Consumidor

Brooks, Dale G

Imprima el Nombre de Representative de Control

La firma de Representative de Control de Peste

FDACS-13692 Rev. 07/21
Page 2 of 2

La fecha:

El Título: El Dueño de la propiedad o autorizó a agente

La fecha:

La compañía: Bug Out

El inglés en la frente

Bureal of Inspection and Incident Response, 850-617-7996



Contract #: SEATMULL3741

a Rentokil North America Company

Lawn & Ornamental Agreement

ONE TIME   
 RECURRING

District: 877  
 Sales Colleague No:

Colleague: Brooks, Dale G  
 Date:

License No: NA

**Invoice To** **Existing Customer ID:**

**Customer name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **A/P Contact:**  
**Telephone:** 3043892198 **A/P Phone:** 3043892198

**Service Location**  **Same as invoice information** **Existing Worksite ID:**

**Customer Name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **Tax Exempt:**  **If Yes Tax ID No:**  
**Telephone:** 3043892198  **Locked Gate**

**Service(s) and Price Terms**

**Landscape Management**

Landscape management services include an application to the Customer's lawn and/or certain shrubs and/or trees (hardwood or palm only) on the Customer's property, as selected below, for fertilizer purposes and/or the prevention/control of certain target insects and/or plant disease, as selected below. It also includes an application to certain areas on the exterior of Customer's property for the prevention and/or control of nuisance weed development.

<input type="checkbox"/> <b>Lawn</b>	<b>Lawn square footage:</b> 250	<b>Lawn Type:</b> St Augustine grass		
<input checked="" type="checkbox"/> <b>Shrub(s)</b>	<b>Shrub(s) total square footage:</b> 500			
<input type="checkbox"/> <b>Tree(s) Care</b>	<b>Tree(s) total square footage:</b> 500	<input type="checkbox"/> <b>Palm(s)</b>	<input type="checkbox"/> <b>Hardwood(s)</b>	<b>Numbers of Tree(s):</b> 0
<input type="checkbox"/> <b>Fertilizer</b>	<input type="checkbox"/> <b>Insect Control</b>	<input checked="" type="checkbox"/> <b>Disease Control</b>	<input type="checkbox"/> <b>Nuisance Weed Control</b>	

Company will conduct ongoing applications to the Customer's lawn on a bi-monthly basis, the Customer's identified shrubs on a bi-monthly basis, and/or the Customer's identified trees on a quarterly basis, as selected above, to ensure continued fertilization and/or target insect, disease, and/or nuisance weed control, as selected above.

<b>Months of service:</b>												<b>Service Start:</b>	<b>NOV</b>
<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

<input type="checkbox"/> <b>Aeration</b>	Company will conduct a one-time aeration of Customer's lawn by removing plugs of soil throughout the lawn to help enable a more efficient flow of oxygen and water through the soil.
<input type="checkbox"/> <b>Moss Reduction</b>	Company will conduct a one-time application for the reduction of moss on identified areas of Customer's property.

**Irrigation**

**Applicable Fees**

Fee description	Fee	Discount	Total Per Bill	Billing Frequency
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SHRUB CARE SERVICE	\$ 83.53	\$ 16.71	\$ 66.82	ServiceBilling
SHRUB CARE SERVICE	\$ 125.61	\$ 25.12	\$ 100.49	OneTime
All fees exclude tax.				

### Payment terms

<b>Payment Method:</b>	CreditDebitCard	<b>Payment Type for Service:</b>	Recurring Service
Prices do not include any applicable taxes.			

### Acceptance terms

By signing below, Customer hereby accepts, in their entirety, the above quotations, as well as the accompanying Terms and Conditions, including the Term enabling Company, in its sole discretion, to subcontract or delegate any of its duties or obligations under this Agreement, as well as mandatory arbitration and class action waiver provisions. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found above.

Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement.

**Rentokil North America d/b/a:** Bug Out

**Customer name:** Kelly Mullins      **Customer signature:**      **Date:**

**Representative name:** Brooks, Dale G      **Representative signature**      **Date:**

## THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Bug Out ("Company") agree to the following terms and conditions in connection with the services indicated on this agreement (hereinafter collectively referred to as "Agreement").

**Standard of Care.** Company will use its professional expertise to determine the appropriate products and services and will follow all label and legal requirements. All reasonable care will be used in performing the specified services, as selected above by Customer. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in executing the selected services, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages. If Irrigation services purchased, Customer further confirms, acknowledges, and accepts that Company similarly cannot be responsible for the necessary and reasonable disturbance of Customer's turf and/or damage to Customer's lawn, unless caused by the willful negligence of Company. If Landscape Management services purchased, Customer further confirms, acknowledges, and accepts that Company, in its sole discretion, may skip treating certain areas (permanently or on occasion, as determined by Company in its sole discretion), as needed to reduce any environmental risks. Subject to Customer's cooperation, if Customer is not satisfied with the services rendered, upon the request of Customer and as Customer's sole and exclusive remedy, at no additional cost(s) to Customer, Company shall return to the property and provide additional services (as selected by Customer and described within this Agreement) as reasonably necessary (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services).

**Customer Responsibilities.** Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. If Irrigation services purchased, this cooperation includes, but is not limited to, keeping the irrigation controller and system turned on at all times, following proper watering guidelines provided by Company, maintaining a working rain sensor, notifying Company of any adjustments made by Customer or another party, and not self-adjusting in ways that are not part of the purchased services. If Landscape Management services purchased, this cooperation includes, but is not limited to, maintaining the property in a condition that does not promote infestations of target pests or plant stresses, irrigating properly, and mowing appropriately. Whenever conditions exist that impact the success of the services selected by Customer are reported in writing by Company to the Customer and are not corrected by Customer, Company cannot ensure effective services. If Customer fails to correct the conditions noted by Company within a reasonable time period, all guarantees as to the effectiveness of the services selected by Customer in this Agreement shall automatically terminate. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s) believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider regarding such sensitivity, the Customer must notify Company in writing, in advance of Company's performance of the services. Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. The failure to allow Company such access will terminate this Agreement without further notice.

**Modification.** Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products, Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

**Additions/Alterations.** In the event the property is structurally modified, altered, or otherwise changed, Customer will notify Company prior to such addition or alteration and will purchase additional services required by the changes incurred. Failure to do so will terminate this Agreement automatically without further notice. The failure of Company to notice any such change does not release Customer from the obligations set forth in this paragraph.

**Moisture, Mold and Mildew.** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its performance of the selected services. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungi growth.

**Water Leakage.** Water leakage in serviced areas, in interior areas or through the roof or exterior walls of the structure(s) may destroy the effectiveness of service by Company. Customer is responsible for making timely repairs as necessary to stop the leakage. Customer's failure to make timely repairs will terminate this Agreement automatically without further notice. Company shall have no responsibility for water leakage, or anything related to water leakage.

**Warranty.** For equipment and products, manufacturer warranties apply; there is no further warranty from Company on equipment or products

**Right to Subcontract.** Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

**Ownership and Replacement of Equipment.** All equipment, devices and components are property of and/or remain property of or under the control of the Company (with the exception of any irrigation components, if Irrigation services purchased – said components are Customer's property). Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

**Force Majeure.** Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

**Insurance.** Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this Company.

**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 the Company be liable for indirect, special, incidental, consequential, exemplary, punitive, and/or loss of enjoyment 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 requirements in connection with the services. The obligations of Company specifically stated in this Agreement are given in lieu of any other obligation or responsibility, express or implied, including any representation of merchantability or fitness for a particular purpose. In consideration of sums charged by Company hereunder and as a liquidated damage and not as a penalty, and notwithstanding any contract, tort, or other claim that Company failed to perform its obligations hereunder, the sole responsibility of Company in the event of a claim based upon the services selected by Customer shall be to provide additional services found necessary by Company free of charge (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services). Customer expressly releases Company from, and agrees to indemnify Company with respect to, any other obligation to Customer whatsoever. Customer further releases Company from any and all claims of damage to the property as a result of the performance by Company of the services selected by Customer. 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 fees or annual fees, as applicable, charged under this Agreement.

**Choice of Law.** Except for the Mandatory Arbitration provision 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 dispute arises without regard to the conflict of laws provisions.

**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](http://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 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. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver." Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

**Class Action Waiver.** Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("class action"). The parties expressly waive any ability to maintain any class action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any class action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this class action waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.**

**Data Security.** Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customer access to service information, if applicable to the services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

- a) Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login IDs and passwords.
- b) All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Agreement.
- c) The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.
- d) This agreement shall be binding upon all successors of the Customer.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes. We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

**Third Party and Marketing Disclosure.** Unless Customer notifies Company otherwise or opts out, Customer agrees to and accepts the receipt of marketing and sales communications relating to Company's service offerings.

**Anti-Bribery and Anti-Corruption.** 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 applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

**Term.** If Customer purchased maintenance services, this Agreement shall extend from month to month, with either party having the ability to cancel this Agreement upon 60-days' written notice to the other party, with the first month being the Initial Term and each subsequent month a Renewal Term.

**Termination.** Renewal fees and pre-paid renewal fees are non-refundable. However, subject to Company's consent, the services identified in this Agreement are transferable to a subsequent owner of the property. Agreement may be terminated by either party with 60 days written notice, providing all accounts are current. In cases of Customer nonpayment or entering bankruptcy or insolvency per the Bankruptcy Code, Company reserves the right to terminate the Agreement upon immediate written notification.

**Change in Terms.** At the time of any renewal of this Agreement, Company may change this Agreement by adding, deleting or modifying any provision. Company will notify the Customer in advance of any such change, and Customer may decline to accept such a change by declining to renew this Agreement. Renewal of this Agreement will constitute acceptance of any such changes.

**Payment.** Initial service fees are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due upon receipt of invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made upon receipt of invoice, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be

suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement.

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.

Change in Law. Company performs its services in accordance with the requirements of law. In the event of a change in existing law as it pertains to the services herein, Company reserves the right to revise the Renewal Term fees, if applicable, or terminate this Agreement.

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.

Entire Agreement. This Agreement, together with a record of initial application, and all exhibits thereto, constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter, and no other representations or statements will be binding upon the parties. This Agreement may not be modified or amended in any way without the written consent of both parties.

Roof Damage Waiver. Customer acknowledges and agrees that in order to perform the services, Company may have to gain access to and walk on the roof of Customer's structure(s) and that damage to roofing tiles and other roofing system components may be unavoidable no matter what degree of care is exercised by Company. Accordingly, Customer hereby releases Company from any and all claims of damage to the structure(s), including roofing tile, gutters, plumbing vents or any other component of the roofing system, which occurs as a result of the services provided to Customer under this Agreement.



Contract #: SEATMULL3741

a Rentokil North America Company

Lawn & Ornamental Agreement

ONE TIME   
 RECURRING

District: 877  
 Sales Colleague No:

Colleague: Brooks, Dale G  
 Date:

License No: NA

**Invoice To** **Existing Customer ID:**

**Customer name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **A/P Contact:**  
**Telephone:** 3043892198 **A/P Phone:** 3043892198

**Service Location**  **Same as invoice information** **Existing Worksite ID:**

**Customer Name:** Kelly Mullins **Contact Person:** Kelly Mullins  
**Address:** 15561 Seaton Crk Dr Northside **Email:** scrcdd@gmsnf.com  
**City:** Jacksonville **State:** FL **Zip:** 32218 **Tax Exempt:**  **If Yes Tax ID No:**  
**Telephone** 3043892198  **Locked Gate**

**Service(s) and Price Terms**

**Landscape Management**

Landscape management services include an application to the Customer's lawn and/or certain shrubs and/or trees (hardwood or palm only) on the Customer's property, as selected below, for fertilizer purposes and/or the prevention/control of certain target insects and/or plant disease, as selected below. It also includes an application to certain areas on the exterior of Customer's property for the prevention and/or control of nuisance weed development.

<input checked="" type="checkbox"/> <b>Lawn</b>	<b>Lawn square footage:</b> 250	<b>Lawn Type:</b> St Augustine grass		
<input type="checkbox"/> <b>Shrub(s)</b>	<b>Shrub(s) total square footage:</b> 500			
<input type="checkbox"/> <b>Tree(s) Care</b>	<b>Tree(s) total square footage:</b> 500	<input type="checkbox"/> <b>Palm(s)</b>	<input type="checkbox"/> <b>Hardwood(s)</b>	<b>Numbers of Tree(s):</b> 0
<input checked="" type="checkbox"/> <b>Fertilizer</b>	<input type="checkbox"/> <b>Insect Control</b>	<input checked="" type="checkbox"/> <b>Disease Control</b>	<input checked="" type="checkbox"/> <b>Nuisance Weed Control</b>	

Company will conduct ongoing applications to the Customer's lawn on a bi-monthly basis, the Customer's identified shrubs on a bi-monthly basis, and/or the Customer's identified trees on a quarterly basis, as selected above, to ensure continued fertilization and/or target insect, disease, and/or nuisance weed control, as selected above.

Months of service:												Service Start:	NOV
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

**Aeration** Company will conduct a one-time aeration of Customer's lawn by removing plugs of soil throughout the lawn to help enable a more efficient flow of oxygen and water through the soil.

**Moss Reduction** Company will conduct a one-time application for the reduction of moss on identified areas of Customer's property.

**Irrigation**

**Applicable Fees**

Fee description	Fee	Discount	Total Per Bill	Billing Frequency
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LAWN CARE SERVICE	\$ 159.56	\$ 31.91	\$ 127.65	ServiceBilling
LAWN CARE SERVICE	\$ 282.29	\$ 56.46	\$ 225.83	OneTime
All fees exclude tax.				

### Payment terms

<b>Payment Method:</b>	CreditDebitCard	<b>Payment Type for Service:</b>	Recurring Service
Prices do not include any applicable taxes.			

### Acceptance terms

By signing below, Customer hereby accepts, in their entirety, the above quotations, as well as the accompanying Terms and Conditions, including the Term enabling Company, in its sole discretion, to subcontract or delegate any of its duties or obligations under this Agreement, as well as mandatory arbitration and class action waiver provisions. Company or Customer may cancel this transaction at any time prior to midnight on the third (3rd) business day after the date of this transaction with a full refund of payment. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found above.

Please read accompanying Terms and Conditions for Payment specifications. If Customer selects an automatic payment method, Customer authorizes Company to automatically debit Customer's checking account or credit card, as provided to Company by Customer, in an amount equal to any recurring service charges due to Company under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following the Company's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement.

**Rentokil North America d/b/a:**

Bug Out

**Customer name:**

Kelly Mullins

**Customer signature:**

**Date:**

**Representative name:**

Brooks, Dale G

**Representative signature**

**Date:**

## THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Bug Out ("Company") agree to the following terms and conditions in connection with the services indicated on this agreement (hereinafter collectively referred to as "Agreement").

**Standard of Care.** Company will use its professional expertise to determine the appropriate products and services and will follow all label and legal requirements. All reasonable care will be used in performing the specified services, as selected above by Customer. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in executing the selected services, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages. If Irrigation services purchased, Customer further confirms, acknowledges, and accepts that Company similarly cannot be responsible for the necessary and reasonable disturbance of Customer's turf and/or damage to Customer's lawn, unless caused by the willful negligence of Company. If Landscape Management services purchased, Customer further confirms, acknowledges, and accepts that Company, in its sole discretion, may skip treating certain areas (permanently or on occasion, as determined by Company in its sole discretion), as needed to reduce any environmental risks. Subject to Customer's cooperation, if Customer is not satisfied with the services rendered, upon the request of Customer and as Customer's sole and exclusive remedy, at no additional cost(s) to Customer, Company shall return to the property and provide additional services (as selected by Customer and described within this Agreement) as reasonably necessary (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services).

**Customer Responsibilities.** Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. If Irrigation services purchased, this cooperation includes, but is not limited to, keeping the irrigation controller and system turned on at all times, following proper watering guidelines provided by Company, maintaining a working rain sensor, notifying Company of any adjustments made by Customer or another party, and not self-adjusting in ways that are not part of the purchased services. If Landscape Management services purchased, this cooperation includes, but is not limited to, maintaining the property in a condition that does not promote infestations of target pests or plant stresses, irrigating properly, and mowing appropriately. Whenever conditions exist that impact the success of the services selected by Customer are reported in writing by Company to the Customer and are not corrected by Customer, Company cannot ensure effective services. If Customer fails to correct the conditions noted by Company within a reasonable time period, all guarantees as to the effectiveness of the services selected by Customer in this Agreement shall automatically terminate. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s) believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider regarding such sensitivity, the Customer must notify Company in writing, in advance of Company's performance of the services. Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. The failure to allow Company such access will terminate this Agreement without further notice.

**Modification.** Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products, Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

**Additions/Alterations.** In the event the property is structurally modified, altered, or otherwise changed, Customer will notify Company prior to such addition or alteration and will purchase additional services required by the changes incurred. Failure to do so will terminate this Agreement automatically without further notice. The failure of Company to notice any such change does not release Customer from the obligations set forth in this paragraph.

**Moisture, Mold and Mildew.** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its performance of the selected services. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungi growth.

**Water Leakage.** Water leakage in serviced areas, in interior areas or through the roof or exterior walls of the structure(s) may destroy the effectiveness of service by Company. Customer is responsible for making timely repairs as necessary to stop the leakage. Customer's failure to make timely repairs will terminate this Agreement automatically without further notice. Company shall have no responsibility for water leakage, or anything related to water leakage.

**Warranty.** For equipment and products, manufacturer warranties apply; there is no further warranty from Company on equipment or products

**Right to Subcontract.** Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

**Ownership and Replacement of Equipment.** All equipment, devices and components are property of and/or remain property of or under the control of the Company (with the exception of any irrigation components, if Irrigation services purchased – said components are Customer's property). Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

**Force Majeure.** Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

**Insurance.** Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this Company.

**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 the Company be liable for indirect, special, incidental, consequential, exemplary, punitive, and/or loss of enjoyment 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 requirements in connection with the services. The obligations of Company specifically stated in this Agreement are given in lieu of any other obligation or responsibility, express or implied, including any representation of merchantability or fitness for a particular purpose. In consideration of sums charged by Company hereunder and as a liquidated damage and not as a penalty, and notwithstanding any contract, tort, or other claim that Company failed to perform its obligations hereunder, the sole responsibility of Company in the event of a claim based upon the services selected by Customer shall be to provide additional services found necessary by Company free of charge (if Customer purchased maintenance services, this guarantee extends throughout the life of the Agreement; if Customer purchased one-time services, this guarantee extends for 30 days following completion of Company's one-time services). Customer expressly releases Company from, and agrees to indemnify Company with respect to, any other obligation to Customer whatsoever. Customer further releases Company from any and all claims of damage to the property as a result of the performance by Company of the services selected by Customer. 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 fees or annual fees, as applicable, charged under this Agreement.

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- d) This agreement shall be binding upon all successors of the Customer.

In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes. We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>.

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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.

Entire Agreement. This Agreement, together with a record of initial application, and all exhibits thereto, constitutes the entire agreement between the parties, supersedes all proposals, oral or written, and all other communications between the parties relating to such subject matter, and no other representations or statements will be binding upon the parties. This Agreement may not be modified or amended in any way without the written consent of both parties.

Roof Damage Waiver. Customer acknowledges and agrees that in order to perform the services, Company may have to gain access to and walk on the roof of Customer's structure(s) and that damage to roofing tiles and other roofing system components may be unavoidable no matter what degree of care is exercised by Company. Accordingly, Customer hereby releases Company from any and all claims of damage to the structure(s), including roofing tile, gutters, plumbing vents or any other component of the roofing system, which occurs as a result of the services provided to Customer under this Agreement.



A Rentokil North America Company

Customer Output Document #:

SEATMULL3741

# Notice of Cancellation

Date:

15561 Seaton Crk Dr

BY SIGNING THIS AGREEMENT, I UNDERSTAND THAT PERMISSION FOR THE COMPANY TO BEGIN WORK IMMEDIATELY SHALL NOT BE CONSTRUED AS A WAIVER OF ANY OF MY RIGHTS UNDER THIS NOTICE OF CANCELLATION

## NOTICE OF CANCELLATION

DATE OF TRANSACTION:

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THIS CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE.

District address: 463509 State Rd 200, Yulee, FL 32907

District License:

NOT LATER THAN MIDNIGHT OF: 10-16-2025

I HEREBY CANCEL THIS TRANSACTION.

Customer name: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# SERVICE AGREEMENT FOR COMMERCIAL PEST MANAGEMENT

Source Code: Inbound

Seaton Creek Reserve CDD  
 Account Name  
 15561 Seaton Crk Dr  
 Service Address  
 Jacksonville FL Apt/Bldg # 32218  
 City State Zip Code  
 304-389-2198  
 Service Phone Cell Phone  
 904-000-0000  
 Fax Tenant  
 kmullins@gmsnf.com  
 Contact Person Email

Seaton Creek Reserve CDD  
 Billing Name  
 15561 Seaton Crk Dr  
 Billing Address  
 Jacksonville FL Apt/Bldg # 32218  
 City State Zip Code  
 304-389-2198  
 Billing Phone Cell Phone  
 904-000-0000  
 Fax Contact Person  
 kmullins@gmsnf.com  
 Email

### SERVICE FREQUENCY:

- Weekly  Every Other Month  
 Bi-Monthly  Quarterly  
 Monthly  One Time

### SERVICE TYPE:

- Interior  
 Exterior

### SERVICE FOR:

- Insect Control  Drain Management  
 Rodent Control  Bird Management  
 Rodent Exclusion  Fire Ant Control  
 Stored Product Pest Control  Fly Control

### I. SCOPE OF SERVICE: Program Designed As Follows

Treat and monitor interior and exterior to include social area, gym, bathrooms and common areas.

II. **ALL PEST CONTROL MATERIALS**, when applied, will conform with product labeling. All services will be performed in a professional manner and in accordance with the most effective and scientifically advanced pest control methods. Caution will be exercised to avoid any accident to humans or non-target pests. Prior to rendering service, the customer agrees to notify Nader's Pest Raiders (the COMPANY) of any occupant who is allergic or sensitive to material applications.

III. **AS PART OF THE COMPANY'S PEST CONTROL SERVICE**, customer will be notified in writing of conditions that are conducive to breeding and harboring of pests which must be corrected to insure effective results.

IV. **UPON REQUEST**, the company will furnish a Certificate of Insurance.

V. **THIS AGREEMENT SHALL BE EFFECTIVE FOR ONE YEAR**; and shall renew at the same frequency thereafter unless written notice is given by either party thirty (30) days prior to anniversary date. If the company fails to comply with specifications as outlined, the company will be given thirty (30) days to correct the problem, and if at the expiration of such thirty (30) days notice, the problem has not been corrected, customer reserves the right to cancel this agreement.

VI. **IF PESTS COME BACK, SO WILL WE!** If extra service is needed between regularly scheduled visits for covered pests, we will render such service promptly.

IPM services for roaches, ants (excluding fire ants, carpenter ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders, and bed bugs). Specialized service for excluded pests can be added for an additional charge per occurrence. Rodent Program is for control of interior and exterior rats and mice.

Customer to purchase initial supply of \_\_\_\_\_ Rodent Stations and any required additions or replacements.  
 Customer to purchase initial supply of \_\_\_\_\_ Rodent Traps and any required additions or replacements.  
 Customer to purchase initial supply of \_\_\_\_\_ Insect Light Traps and any required additions or replacements.

**METHOD OF INITIAL PAYMENT:**  Cash  Check  Credit Card  
 Amount Remitted with Agreement..... \$ \_\_\_\_\_  
 Includes Initial Service Fee Payment +  Sales Tax of \_\_\_\_\_ %  
 Includes Year in Advance Payment +  Sales Tax of \_\_\_\_\_ %

### SERVICE FEES:

Initial Service Fee + Equipment Costs ..... \$ 75  
 Regular Service Fee \$ 75 x 11 services..... \$ 825.00  
 Optional Service Fees ..... \$ \_\_\_\_\_  
 Subtotal For Services ..... \$ 900.00  
 5% Discount For Year In Advance Payment ..... \$ \_\_\_\_\_  
 Subtotal Of This Service Agreement..... \$ 900.00  
 Sales Tax (If applicable) 7.5 % ..... \$ 67.50  
**TOTAL ANNUAL AMOUNT** ..... \$ 967.50

**BALANCE OF:** \$ \_\_\_\_\_ To Be Paid @ \$ \_\_\_\_\_ Per  
 Month  Every Other Month  Quarter  Year  N/A  
 Sales Tax of \_\_\_\_\_ % Included  Add Sales Tax of \_\_\_\_\_ %  N/A

### PAYMENT METHOD FOR REMAINING SERVICES:

Pay Tech Each Service  Deduct Credit Card Each Service  
 Bill  Other: \_\_\_\_\_  N/A

### Company Info

Address: 9143 Philips Hwy  
 City: Jacksonville  
 State: FL Zip: 32256  
 Phone: 904-646-4717

Meyel 10/23/2025  
 Service Center Manager Approval Date

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

Kelly Mullins  
 Customer Name (please print) Customer Signature

CMM 10/22/2025  
 Company Representative Signature Date

**COMMERCIAL PEST MANAGEMENT GUARANTEE  
TERMS AND CONDITIONS OF GUARANTEE**

- 1. IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed pest control service as indicated on the reverse side of this agreement. Additional treatments for pest covered under this agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
- 2. TRANSFERABLE** This Service Agreement may be transferred to a new customer or occupant.
- 3. SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection.
- 4. PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date that services are rendered. All billed and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY's service center manager.
- 5. CANCELLATION POLICY:** Customer acknowledges this is a one year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
- 6. RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given, by either party, thirty days prior to the anniversary date of this agreement.
- 7. ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
- 8. CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
- 9. 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.
- 10. INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.
- 11. ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the service center manager.
- 12. PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 904-285-0091.
- 13. Company-branded rodent equipment and associated materials provided by the Company are and shall remain the exclusive property of the Company. Customer understands that he/she does not acquire any ownership, interest, or title to such equipment and components, and that upon termination of agreement for any cause whatsoever, the Company is hereby authorized to remove all such Company-branded equipment and components.**

*C.*



# ESTIMATE

Jax Fitness Equipment Services  
LLC  
5470 Keystone Dr N  
Jacksonville, FL 32207-5146

office@jaxfitnessequipmentservices.com  
+1 (904) 716-5739  
http://www.jaxfitnessequipmentservices.com



**Bill to**  
Seaton Creek  
15561 Seaton Crk Dr  
Jacksonville, FL 32218

**Ship to**  
Seaton Creek  
15561 Seaton Crk Dr  
Jacksonville, FL 32218

## Estimate details

Estimate no.: 1233  
Estimate date: 10/22/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Quarterly Preventive Maintenance</b>	3 Treadmills 3 Ellipticals 2 Recumbent bikes 1 Upright bike 1 Stairmaster 3 Strength machines 1 Functional trainer 1 Smith machine 2 Adjustable benches	1	\$300.00	\$300.00
				Subtotal	\$300.00
				Sales tax	\$22.50
				<b>Total</b>	<b>\$322.50</b>

Accepted date

Accepted by



## Annual Preventive Maintenance Contract for Quarterly Services Seaton Creek

### **Service and Payment Frequency**

- Facility will be serviced and invoiced QUARTERLY beginning November 2025

\*Manufacturers may recommend some routine maintenance and inspections be performed more frequently than the frequency of this contract. Consult your owner's manual for any maintenance and inspection procedures that should be performed locally between our scheduled visits. Please contact our office at any time should you need assistance with this.

### **Service Coverage**

Preventive Maintenance (PM) will follow manufacturer's recommendations and may include but not be limited to:

- Vacuuming
- Lubricating (guide rods, lift mechanisms, pivot points, & walk belts if applicable)
- Adjustments/Alignments (belt tracking/tension, cables, Kevlar belts)
- Product testing/Diagnostic testing
- Inspect motor brushes (if applicable)
- Complete Visual Inspection

### **Benefits**

- Elevated response time to service requests over non contracted customers.
- If equipment needs repair we will make note and send a repair quote
- All repairs to cardio/strength equipment will follow guidelines and manufacturers recommendations.
- We deal directly with the manufacturer and handle all warranty claims on your behalf.

### **Excluded Coverage**

Labor for diagnostic and repairs

Replacement parts and upholstery

## Billing and Payments

**Facility Information:**

Seaton Creek  
15561 Seaton Crk Dr  
Jacksonville, FL 32218

**Billing Rate:**

\$322.50 per quarter

**Terms**

- Net 30 days from date of service.
- Fees are based on present equipment quantities at the date of contract.
- Any change of equipment type or quantity may affect the contract price.
- Contract based upon these terms will be in effect for a minimum 12 months and will auto renew unless notified within 30 days of renewal date. Failure to renew may result in a price increase for continued service without contract.
- Delinquent invoices may result in a 5% penalty.
- Accounts delinquent past 90 days may result in a suspension of services until account is brought current.

---

**This offer is current for a period of thirty (30) days from 10/22/25.**

Accepted by

(Sign) \_\_\_\_\_

Date: \_\_\_\_\_

(Print) \_\_\_\_\_

## Preventative Maintenance Program & Service Agreement

This agreement is between First Place Fitness Equipment, Inc., 10290 Philips Hwy., Jacksonville, FL 32256, and the customer. (1PFE) shall manage a service agreement for a Preventative Maintenance Program for the fitness equipment located at the property listed at the above address. 1PFE will provide a one-year service program for the Preventative Maintenance of fitness equipment. The agreement will cover all fitness equipment located at the property listed above.

- This program will include quarterly preventative maintenance visits at \$149.95 per visit. For each visit, a technician will provide a safety check, and lubrication of all equipment. The technician will inspect and adjust all electrical units, cables, pulleys, bushing, and all normal wear items applicable. An itemized description of the preventative maintenance to be performed is attached as **Addendum A**.
- This agreement covers labor for preventative maintenance only. Parts and/or labor for repairs will be additional and will be billed separately. If parts and/or repair labor are required, an estimate of the associated cost will be provided in the form of a written estimate emailed to the Customer. To approve and proceed with the proposed repairs, the authorized Customer representative must sign the estimate and return it by fax or email. No repairs will be performed by 1PFE without a signed estimate.
- 1PFE shall not be held responsible for improper operation of equipment and/or the safety of said equipment if repairs are not performed as recommended by 1PFE.
- While this agreement is in effect, the Customer will be billed at a labor rate of \$149.95 for repair service.
- While this service agreement is in effect, 1PFE will provide a yearly review of all equipment at all properties enabling the Customer to effectively budget for the subsequent fiscal year expenditure. Customers will inform 1PFE of their intention to replace, and/or add new fitness equipment to their facility before purchasing and will provide 1PFE with the opportunity to bid on the proposed equipment.
- This agreement will remain in effect for one year or until terminated by either party upon 30 days' written notice to the other party.
- Customer shall pay 1PFE the Preventative Maintenance (PM) service agreement cost of \$149.95 per visit. PM Service typically requires one hour and typically only the first or second PM requires more time.

### Signatures

**Customer**  
**Name**  
**Title**  
**Date**

**First Place Fitness Equipment**  
**Patrick Carbery**  
**Manager**  
**10/31/2023**

# **Addendum A**

## **Itemized Description of Preventative Maintenance Agreement**

### **Cross Trainers / Ellipticals/ Stairclimbers**

- Check control board functions
- Check all resistance components
- Check all electronic components
- Check and lubricate and/or lubricate the drive chain/belt as needed.
- Inspect all bearings, bolts, and miscellaneous hardware.
- Calibrate to manufacturer's specifications.
- Test the overall operation of the unit.

### **Rowing Machines**

- Check control board functions
- Check all resistance components
- Check pivot points – and lubricate
- Lubricate the track and chain.
- Calibrate to manufacturer's specifications.
- Test the overall operation of the unit.

### **Stationary Bikes**

- Check control board functions
- Inspect alternator
- Inspect the flywheel and tension belt for wear.
- Inspect the drive belt/chain for correct tension and wear.
- Inspect all bearings, sprockets, bolts/screws, and chain/drive belts.
- Check speed assembly
- Calibrate to manufacturer's specifications.
- Test the overall operation of the unit.

### **Treadmills**

- Inspect the rear roller and bearings.
- Inspect all braces and all welds
- Align the running belt and lubricate the deck surface.
- Inspect lower electronics
- Inspect the drive belt for wear and proper tension.
- Calibrate to manufacturer's specifications.
- Test the overall operation of the unit.

### **Strength Equipment (Weight Machines)**

- Inspect all cables for wear
- Lubricate guide rods, carriage assembly, pulleys, and miscellaneous hardware.
- Test the overall operation of unit.



SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208  
Jacksonville, FL 32218  
(904) 683-1439  
Office@SoutheastFitnessRepair.com

# Estimate

<b>ESTIMATE#</b>	1451
<b>DATE</b>	10/24/2025
<b>PO#</b>	

CUSTOMER
Seaton Creek Community 15561 Seaton Creek Dr Jacksonville Florida 32218 (304) 389-2198

SERVICE LOCATION
Seaton Creek Community 15561 Seaton Creek Dr Jacksonville Florida 32218 (304) 389-2198

DESCRIPTION	Quarterly Preventative Maintenance
-------------	------------------------------------

Estimate			
Description	Qty	Rate	Total
Q-PM: Treadmill	3.00	33.00	99.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT	3.00	33.00	99.00
Q-PM: Recumbent, Upright Bicycle	3.00	22.00	66.00
Q-PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00	33.00	33.00
Q-PM: Bench, AB Crunch, Smith Machine	1.00	13.00	13.00
Q-PM: Single-Station	5.00	13.00	65.00
Q-PM: Multi-Station	1.00	18.00	18.00
Travel <60 miles	1.00	95.00	95.00

CUSTOMER MESSAGE

**Estimate Total: \$488.00**

**PRE-WORK SIGNATURE**

Signed By:

*SIXTH ORDER OF BUSINESS*



*C.*

**Seaton Creek Reserve Community Development District ("District")  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2024 - September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes  No

### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes  No

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://tflauditor.gov>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov>) to the Annual audit previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov>) to the results to the District's website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes  No

SIGNATURES:

Chair/Vice Chair: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Seaton Creek Reserve Community Development District

District Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Seaton Creek Reserve Community Development District

*D.*

11/13/2025

# Seaton Creek Reserve

Community Development District

Amenity Management & Field Operations Report



**Kelly Mullins**

AMENITY & FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Seaton Creek Reserve  
Community Development District

Amenity Management & Field Operations Report  
November 13, 2025

To: Board of Supervisors

From: Kelly Mullins  
Amenity & Field Operations Manager

RE: Seaton Creek Reserve Amenity Management & Field Operations Report

The following is a summary of items related to the amenity management, field operations & maintenance of Seaton Creek Reserve CDD.

## Special Events

- GMS will work with the Seaton Creek Board of Supervisors and residents of the community on hosting events desired in this district
- Resident Suggestions:
  - Residents are encouraged to submit any suggestions by email to [scrcdd@gmsnnf.com](mailto:scrcdd@gmsnnf.com)
- Upcoming Events:
  - Food Trucks – Every Other Thursday Night 5-8pm  
This may become a weekly event as the community grows
  - December Holiday event being planned.
- Example Events:
  - Egg Hunt
  - Painting Parties
  - Trivia/Bunco/Dominoes
  - Fitness Classes
  - Garage Sales
  - Charitable Fundraisers

## Communication

- Email blast updates are being sent out regularly to the community – please let your neighbors know if they do not receive our blasts to send an email to [scrcdd@gmsnf.com](mailto:scrcdd@gmsnf.com) to be added to the distribution list
- Food trucks are being announced as scheduled

## Landscaping/Ponds Update



- Ed Thompson with United has been sending weekly emails with a summary of work completed.
- Three common areas that were not in the original landscaping contract were added to the contract and are being maintained.
- Management staff will continue to monitor common areas and address any issues.
- Approval was given to stock the ponds with carp. Lake Doctors is in the process of obtaining the permit.



## Amenity Center Update



- Requests for amenity access are being completed as they are received. A form was added to the CDD website for convenience.
- Pool usage has decreased significantly due to the cooler temperatures.
- The fitness center is fully open and operational. A large number of residents have been using the gym. Staff is monitoring the gym and restocking cleaning wipes as needed.
- Janitorial services are being performed three times per week. Management staff is ordering supplies and restocking as needed.
- Management staff has been communicating any issues with the general contractor such as HVAC problems and coordinating repairs.
- Our first community event was a success. We had several families show up for movie night. Pizza and crafts were enjoyed by all. However, mosquitos in the field decreased movie attendance.
- A holiday event is being planned for December.

## Conclusion

For any questions or comments regarding the above information please contact Kelly Mullins, Amenity & Field Operations Manager, at [srcdd@gmsnf.com](mailto:srcdd@gmsnf.com).

Respectfully,

Kelly Mullins



*NINTH ORDER OF BUSINESS*

***Seaton Creek Reserve***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2025***



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**Seaton Creek Reserve**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 359,961	\$ -	\$ -	\$ 359,961
Due From Other Funds	\$ 8,208	\$ -	\$ -	\$ 8,208
Accounts Receivable	\$ 222	\$ -	\$ -	\$ 222
Assessments Receivable-Off Roll	\$ 47,011	\$ 42,095	\$ -	\$ 89,106
Accrued Interest Receivable	\$ -	\$ 898	\$ 21,725	\$ 22,623
Prepaid Expenses	\$ 8,836	\$ -	\$ -	\$ 8,836
<b>Investments:</b>				
<b>Series 2023</b>				
Reserve	\$ -	\$ 232,131	\$ -	\$ 232,131
Revenue	\$ -	\$ 51,910	\$ -	\$ 51,910
Construction/Acquisition	\$ -	\$ -	\$ 6,874,214	\$ 6,874,214
<b>Total Assets</b>	<b>\$ 424,239</b>	<b>\$ 327,034</b>	<b>\$ 6,895,939</b>	<b>\$ 7,647,212</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 8,380	\$ -	\$ -	\$ 8,380
FICA Payable	\$ 184	\$ -	\$ -	\$ 184
Due to Other Funds	\$ 1,808	\$ 4,126	\$ 2,274	\$ 8,208
<b>Total Liabilities</b>	<b>\$ 10,371</b>	<b>\$ 4,126</b>	<b>\$ 2,274</b>	<b>\$ 16,771</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 322,908	\$ -	\$ 322,908
Capital Project	\$ -	\$ -	\$ 6,893,665	\$ 6,893,665
Unassigned	\$ 413,868	\$ -	\$ -	\$ 413,868
<b>Total Fund Balances</b>	<b>\$ 413,868</b>	<b>\$ 322,908</b>	<b>\$ 6,893,665</b>	<b>\$ 7,630,441</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 424,239</b>	<b>\$ 327,034</b>	<b>\$ 6,895,939</b>	<b>\$ 7,647,212</b>

# Seaton Creek Reserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll (On)	\$ 412,895	\$ 412,895	\$ 225,653	\$ (187,242)
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 188,045	\$ 188,045
<b>Total Revenues</b>	<b>\$ 412,895</b>	<b>\$ 412,895</b>	<b>\$ 413,697</b>	<b>\$ 802</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 7,200	\$ 7,200	\$ 4,200	\$ 3,000
Payroll Taxes	\$ -	\$ -	\$ 184	\$ (184)
Engineering	\$ 10,000	\$ 10,000	\$ 8,065	\$ 1,935
Attorney	\$ 15,000	\$ 15,000	\$ 14,453	\$ 547
Dissemination	\$ 5,000	\$ 5,000	\$ 5,667	\$ (667)
Assessment Roll	\$ 8,500	\$ 8,500	\$ 300	\$ 8,200
Arbitrage Rebate Reporting	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Annual Audit	\$ 4,000	\$ 4,000	\$ 5,600	\$ (1,600)
Trustee Fees	\$ 4,000	\$ 4,000	\$ 4,256	\$ (256)
Management Fees	\$ 41,500	\$ 41,500	\$ 37,000	\$ 4,500
Website Maintenance	\$ 1,200	\$ 1,200	\$ 917	\$ 283
Postage/Office Supplies	\$ 600	\$ 600	\$ 972	\$ (372)
Rentals and Leases	\$ -	\$ -	\$ 1,350	\$ (1,350)
Insurance General Liability/Public Officials	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Legal Advertising	\$ 3,500	\$ 3,500	\$ 1,726	\$ 1,774
Other Current Charges	\$ 1,450	\$ 1,450	\$ 405	\$ 1,045
Bank Fees	\$ 200	\$ 200	\$ -	\$ 200
Technology Services	\$ 600	\$ 600	\$ -	\$ 600
ADA Website Compliance	\$ 1,800	\$ 1,800	\$ 1,733	\$ 67
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 111,945</b>	<b>\$ 111,945</b>	<b>\$ 92,411</b>	<b>\$ 19,534</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Utilities:</b>				
Water Utility Services	\$ 18,125	\$ 18,125	\$ -	\$ 18,125
Electric-Streetlights	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Electric-All Others	\$ 3,033	\$ 3,033	\$ -	\$ 3,033
Telephone/Internet	\$ 1,417	\$ 1,417	\$ -	\$ 1,417
<b>Total Utilities:</b>	<b>\$ 47,575</b>	<b>\$ 47,575</b>	<b>\$ -</b>	<b>\$ 47,575</b>
<b>Stormwater Control</b>				
Stormwater System Maintenance	\$ 7,260	\$ 7,260	\$ 7,260	\$ -
Wetland Monitoring/Maintenance	\$ 6,500	\$ 6,500	\$ -	\$ 6,500
Annual Stormwater Report	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
<b>Total Stormwater Control</b>	<b>\$ 17,260</b>	<b>\$ 17,260</b>	<b>\$ 7,260</b>	<b>\$ 10,000</b>

# Seaton Creek Reserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<b>Other Physical Environment</b>				
Property & Casualty Insurance	\$ 30,000	\$ 30,000	\$ 533	\$ 29,467
Landscape Maintenance-Contract	\$ 90,917	\$ 90,917	\$ 103,147	\$ (12,230)
Landscaping - Mulch	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Landscaping - Plant Replacement Program	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Maintenance	\$ 6,000	\$ 6,000	\$ 4,929	\$ 1,071
R&M Drainage	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
<b>Total Other Physical Environment</b>	<b>\$ 136,917</b>	<b>\$ 136,917</b>	<b>\$ 108,609</b>	<b>\$ 28,308</b>
<b>Amenity</b>				
Field Services	\$ 18,000	\$ 18,000	\$ 4,500	\$ 13,500
Amenity Management Services	\$ -	\$ -	\$ 9,350	\$ (9,350)
Pool Monitors	\$ -	\$ -	\$ 14,204	\$ (14,204)
Janitorial - Contract	\$ 2,542	\$ 2,542	\$ 2,550	\$ (8)
Janitorial - Supplies/Other	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Rental - Fitness Equipment	\$ 9,583	\$ 9,583	\$ 1,522	\$ 8,061
Contracts - Fitness Classes	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Garbage Dumpster - Rental/Collection	\$ 1,500	\$ 1,500	\$ 30	\$ 1,470
Contracts - Pest Control/Termite Bond	\$ 1,958	\$ 1,958	\$ -	\$ 1,958
Amenity R&M	\$ 5,000	\$ 5,000	\$ 1,909	\$ 3,091
Landscape Maintenance	\$ -	\$ -	\$ 7,976	\$ (7,976)
Pool Permits	\$ 500	\$ 500	\$ -	\$ 500
Access Control R&M	\$ 750	\$ 750	\$ -	\$ 750
Contracts - Pool Service	\$ 8,750	\$ 8,750	\$ 7,153	\$ 1,597
Dog Waste Station Service and Supplies	\$ 8,892	\$ 8,892	\$ -	\$ 8,892
R&M - Entrance Monument & Wall	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Contracts - Access Control	\$ 8,889	\$ 8,889	\$ 1,698	\$ 7,191
Miscellaneous Contingency	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Misc.-Special Events	\$ 8,333	\$ 8,333	\$ -	\$ 8,333
Misc. - Holiday Décor	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
<b>Total Amenity</b>	<b>\$ 99,198</b>	<b>\$ 99,198</b>	<b>\$ 50,892</b>	<b>\$ 48,306</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 300,950</b>	<b>\$ 300,950</b>	<b>\$ 166,761</b>	<b>\$ 134,189</b>
<b>Total Expenditures</b>	<b>\$ 412,895</b>	<b>\$ 412,895</b>	<b>\$ 259,171</b>	<b>\$ 153,723</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 154,526</b>	<b>\$ 154,525</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 154,526</b>	<b>\$ 154,525</b>
<b>Fund Balance - Beginning</b>	<b>\$ 156,910</b>		<b>\$ 259,342</b>	
<b>Fund Balance - Ending</b>	<b>\$ 156,910</b>		<b>\$ 413,868</b>	



# Seaton Creek Reserve

## Community Development District

### Debt Service Fund Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll (On)	\$ 464,906	\$ 270,569	\$ 270,569	\$ -
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 210,476	\$ 210,476
Interest Income	\$ -	\$ -	\$ 15,140	\$ 15,140
<b>Total Revenues</b>	<b>\$ 464,906</b>	<b>\$ 270,569</b>	<b>\$ 496,185</b>	<b>\$ 225,616</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 179,953	\$ 179,953	\$ 179,953	\$ -
Principal - 6/15	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 6/15	\$ 179,953	\$ 179,953	\$ 179,953	\$ -
<b>Total Expenditures</b>	<b>\$ 464,906</b>	<b>\$ 464,906</b>	<b>\$ 464,906</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (194,337)</b>	<b>\$ 31,279</b>	<b>\$ 225,616</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (9,529)	\$ (9,529)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,529)</b>	<b>\$ (9,529)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (194,337)</b>	<b>\$ 21,750</b>	<b>\$ 216,087</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 301,158</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 322,908</b>	

# Seaton Creek Reserve

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 271,797	\$ 271,797
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 271,797</b>	<b>\$ 271,797</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,274	\$ (2,274)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,274</b>	<b>\$ (2,274)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,523</b>	<b>\$ 269,523</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 9,529	\$ 9,529
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,529</b>	<b>\$ 9,529</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 279,052</b>	<b>\$ 279,052</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,614,613</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,893,665</b>	

**Seaton Creek Reserve**  
Community Development District  
Month to Month

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll (On)	\$ -	\$ 4,170	\$ 214,041	\$ -	\$ 1,508	\$ -	\$ 1,460	\$ 2,982	\$ 1,491	\$ -	\$ -	\$ -	\$ 225,653
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 94,022	\$ -	\$ -	\$ 47,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,033
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 4,170</b>	<b>\$ 308,064</b>	<b>\$ -</b>	<b>\$ 1,508</b>	<b>\$ 47,011</b>	<b>\$ 1,460</b>	<b>\$ 2,982</b>	<b>\$ 1,491</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 366,686</b>
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
Supervisor Fees	\$ 600	\$ 600	\$ -	\$ -	\$ 600	\$ 200	\$ 400	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ 4,200
Payroll Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 31	\$ 46	\$ -	\$ 46	\$ -	\$ 46	\$ 184
Engineering	\$ 410	\$ -	\$ 1,025	\$ 205	\$ -	\$ 1,740	\$ 1,115	\$ 718	\$ -	\$ -	\$ 1,653	\$ 1,200	\$ 8,065
Attorney	\$ 5,623	\$ 1,285	\$ 872	\$ 872	\$ 296	\$ -	\$ 411	\$ -	\$ 2,451	\$ 2,645	\$ -	\$ -	\$ 14,453
Dissemination	\$ 1,917	\$ 417	\$ 417	\$ -	\$ 417	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,667
Assessment Roll	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Arbitrage Rebate Reporting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Trustee Fees	\$ 3,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709	\$ -	\$ 4,256
Management Fees	\$ 3,458	\$ 3,458	\$ 3,458	\$ -	\$ 3,675	\$ -	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 37,000
Website Maintenance	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 917
Postage/Office Supplies	\$ 19	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 36	\$ 111	\$ 585	\$ 112	\$ 66	\$ 36	\$ 972
Rentals and Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 300	\$ 300	\$ -	\$ 300	\$ -	\$ 300	\$ 1,350
Insurance General Liability/Public Officials	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Legal Advertising	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 311	\$ 599	\$ 395	\$ -	\$ 1,726
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ 54	\$ 123	\$ 114	\$ 112	\$ (107)	\$ 405
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADA Website Compliance	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 1,733
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 23,246</b>	<b>\$ 6,017</b>	<b>\$ 6,022</b>	<b>\$ 1,077</b>	<b>\$ 4,987</b>	<b>\$ 2,205</b>	<b>\$ 12,344</b>	<b>\$ 6,252</b>	<b>\$ 7,811</b>	<b>\$ 8,758</b>	<b>\$ 7,276</b>	<b>\$ 6,416</b>	<b>\$ 92,411</b>
<i>Operations &amp; Maintenance</i>													
<b>Utilities:</b>													
Water Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric-Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric-All Others	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Utilities:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater Control</b>													
Stormwater System Maintenance	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 7,260
Wetland Monitoring/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Stormwater Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Stormwater Control</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 605</b>	<b>\$ 7,260</b>

**Seaton Creek Reserve**  
**Community Development District**  
 Month to Month

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Other Physical Environment</b>													
Property & Casualty Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533	\$ -	\$ -	\$ -	\$ 533
Landscape Maintenance-Contract	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 12,723	\$ 12,723	\$ 12,723	\$ 13,363	\$ 103,147
Landscaping - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping - Plant Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 418	\$ 527	\$ -	\$ -	\$ -	\$ 2,080	\$ -	\$ 296	\$ -	\$ -	\$ 1,608	\$ -	\$ 4,929
R&M Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Physical Environment</b>	<b>\$ 6,870</b>	<b>\$ 6,979</b>	<b>\$ 6,452</b>	<b>\$ 6,452</b>	<b>\$ 6,452</b>	<b>\$ 8,532</b>	<b>\$ 6,452</b>	<b>\$ 6,748</b>	<b>\$ 13,256</b>	<b>\$ 12,723</b>	<b>\$ 14,331</b>	<b>\$ 13,363</b>	<b>\$ 108,609</b>
<b>Amenity</b>													
Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 4,500
Amenity Management Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,117	\$ 3,117	\$ 3,117	\$ 9,350
Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,572	\$ 6,746	\$ 2,886	\$ 14,204
Janitorial - Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 850	\$ 850	\$ 2,550
Janitorial - Supplies/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental - Fitness Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028	\$ 495	\$ 1,522
Contracts - Fitness Classes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Dumpster - Rental/Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ 30
Contracts - Pest Control/Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,869	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 1,909
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,994	\$ 1,994	\$ 1,994	\$ 1,994	\$ 7,976
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Control R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Pool Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 1,400	\$ 2,374	\$ 3,164	\$ 7,153
Dog Waste Station Service and Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Entrance Monument & Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Access Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,698	\$ -	\$ 1,698
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc-Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. - Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,869</b>	<b>\$ -</b>	<b>\$ 2,209</b>	<b>\$ 13,433</b>	<b>\$ 19,336</b>	<b>\$ 14,045</b>	<b>\$ 50,892</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 7,475</b>	<b>\$ 7,584</b>	<b>\$ 7,057</b>	<b>\$ 7,057</b>	<b>\$ 7,057</b>	<b>\$ 9,137</b>	<b>\$ 8,926</b>	<b>\$ 7,353</b>	<b>\$ 16,070</b>	<b>\$ 26,761</b>	<b>\$ 34,272</b>	<b>\$ 28,013</b>	<b>\$ 166,761</b>
<b>Total Expenditures</b>	<b>\$ 30,720</b>	<b>\$ 13,600</b>	<b>\$ 13,078</b>	<b>\$ 8,133</b>	<b>\$ 12,044</b>	<b>\$ 11,342</b>	<b>\$ 21,270</b>	<b>\$ 13,605</b>	<b>\$ 23,882</b>	<b>\$ 35,519</b>	<b>\$ 41,548</b>	<b>\$ 34,429</b>	<b>\$ 259,171</b>
<b>Excess (Deficiency) of Revenues over Expend</b>	<b>\$ (30,720)</b>	<b>\$ (9,431)</b>	<b>\$ 294,985</b>	<b>\$ (8,133)</b>	<b>\$ (10,536)</b>	<b>\$ 35,669</b>	<b>\$ (19,810)</b>	<b>\$ (10,622)</b>	<b>\$ (22,390)</b>	<b>\$ (35,519)</b>	<b>\$ (41,548)</b>	<b>\$ (34,429)</b>	<b>\$ 107,515</b>
<b>Net Change in Fund Balance</b>	<b>\$ (30,720)</b>	<b>\$ (9,431)</b>	<b>\$ 294,985</b>	<b>\$ (8,133)</b>	<b>\$ (10,536)</b>	<b>\$ 35,669</b>	<b>\$ (19,810)</b>	<b>\$ (10,622)</b>	<b>\$ (22,390)</b>	<b>\$ (35,519)</b>	<b>\$ (41,548)</b>	<b>\$ (34,429)</b>	<b>\$ 107,515</b>

**Seaton Creek Reserve**  
**Community Development District**  
**Long Term Debt Report**

Series 2023, Special Assessment Bonds, Assessment Area One		
Interest Rate:	Multiple Rates	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$232,131.25	
Reserve Fund Balance	\$232,131.25	
Bonds Outstanding - 9/30/2024		\$6,770,000
Less: Principal Payment - 6/15/2025		(\$105,000)
<b>Bonds Outstanding, Series 2023</b>		<b>\$6,665,000</b>

**SEATON CREEK RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments \$ 243,048.70 \$ 291,428.28 \$ 534,476.98  
 Net Assessments \$ 228,465.78 \$ 273,942.58 \$ 502,408.36

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45.47%	54.53%	100.00%
							O&M Portion	2021 Debt Service	Total
11/20/24	Distribution 1	\$3,299.24	\$131.97	\$110.85	\$0.00	\$3,056.42	\$1,389.88	\$1,666.54	\$3,056.42
11/21/24	Distribution 2	\$3,299.24	\$131.97	\$110.86	\$0.00	\$3,056.41	\$1,389.88	\$1,666.53	\$3,056.41
11/29/24	Distribution 3	\$3,299.24	\$131.97	\$110.85	\$0.00	\$3,056.42	\$1,389.88	\$1,666.54	\$3,056.42
12/05/24	Distribution 4	\$19,795.44	\$791.82	\$665.13	\$0.00	\$18,338.49	\$8,339.27	\$9,999.22	\$18,338.49
12/10/24	Distribution 5	\$313,427.80	\$12,537.15	\$10,531.17	\$0.00	\$290,359.48	\$132,038.42	\$158,321.06	\$290,359.48
12/19/24	Distribution 6	\$174,859.72	\$6,994.41	\$5,875.29	\$0.00	\$161,990.02	\$73,663.54	\$88,326.48	\$161,990.02
02/21/25	Distribution 7	\$3,299.24	(\$65.97)	\$117.78	\$68.03	\$3,315.46	\$1,507.68	\$1,807.78	\$3,315.46
04/21/25	Distribution 8	\$3,211.27	\$0.00	\$0.00	\$0.00	\$3,211.27	\$1,460.30	\$1,750.97	\$3,211.27
05/07/25	Distribution 9	\$6,598.48	(\$197.96)	\$237.87	\$0.00	\$6,558.57	\$2,982.45	\$3,576.12	\$6,558.57
06/26/25	Distribution 10	\$3,299.24	(\$98.98)	\$118.94	\$0.00	\$3,279.28	\$1,491.22	\$1,788.06	\$3,279.28
<b>TOTAL</b>		<b>\$ 534,388.91</b>	<b>\$ 20,356.38</b>	<b>\$ 17,878.74</b>	<b>\$ 68.03</b>	<b>\$ 496,221.82</b>	<b>\$ 225,652.52</b>	<b>\$ 270,569.30</b>	<b>\$ 496,221.82</b>

<b>100%</b>	<b>Gross Percent Collected</b>
<b>\$88.07</b>	<b>Balance Remaining to Collect</b>

Date	CHECK #	2006 Debt Service
1/6/25	1086	\$261,646.37
<b>TOTAL</b>		<b>\$261,646.37</b>

<b>001.300.20700.10000</b>	<b>\$ 8,922.93</b>
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*TENTH ORDER OF BUSINESS*

**SEATON CREEK RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Check Run Summary**

November 13, 2025

<b>GENERAL FUND</b>		
<b><u>DATE</u></b>	<b><u>CHECK NUMBERS</u></b>	<b><u>AMOUNT</u></b>
07/21/25	28-32	\$31,544.50
08/06/25	33-40	\$40,183.90
08/21/25	41-46	\$23,174.21
08/25/25	47	\$29.80
09/03/25	48-54	\$25,146.80
09/18/25	55-57	\$18,738.13
10/06/25	58-64	\$55,013.22
10/20/25	65-68	\$15,302.78
11/05/25	69-74	\$22,912.43
<b>Total</b>		<b>\$232,045.77</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/21/25	00001	7/01/25	8	202507	310	51300	34000			*	3,825.00		
									MGMT FEES 07/25				
7/01/25		7/01/25	8	202507	310	51300	35100			*	33.33		
									WEBSITE ADMIN 07/25				
7/01/25		7/01/25	8	202507	310	51300	35101			*	66.67		
									INFORMATION TECH 07/25				
7/01/25		7/01/25	8	202507	310	51300	31300			*	416.67		
									DISSEMINATION AGENT SVCS				
7/01/25		7/01/25	8	202507	310	51300	51000			*	.12		
									OFFICE SUPPLIES 07/25				
7/01/25		7/01/25	8	202507	310	51300	42000			*	101.89		
									POSTAGE 07/25				
7/01/25		7/01/25	8	202507	310	51300	42500			*	1.05		
									COPIES 07/25				
7/01/25		7/01/25	8	202507	310	51300	41000			*	9.10		
									TELEPHONE 07/25				
7/01/25		7/01/25	9	202507	320	57200	34000			*	1,500.00		
									FIELD MGT 07/25				
7/01/25		7/01/25	9	202507	320	57200	34200			*	850.00		
									JANITORIAL 07/25				
7/01/25		7/01/25	9	202507	320	57200	34001			*	3,116.67		
									AMENITY MGMT SVCS 07/25				
GOVERNMENTAL MANAGEMENT SERVICES												9,920.50	000028
7/21/25	00012	6/26/25	25-03464	202506	310	51300	48000			*	135.00		
									25-03464D				
JACKSONVILLE DAILY RECORD												135.00	000029
7/21/25	00005	10/31/23	3298047	202410	310	51300	31500			*	957.00		
									SVCS 10/24				
12/05/23		3322898	202410	310	51300	31500				*	237.00		
									SVCS 10/24				
3/31/24		3397606	202410	310	51300	31500				*	877.50		
									SVCS 10/24				
7/03/24		3420866	202410	310	51300	31500				*	741.00		
									SVCS 10/24				
8/12/24		3436824	202410	310	51300	31500				*	1,048.00		
									SVCS 10/24				
9/23/24		3453268	202410	310	51300	31500				*	1,476.00		
									SVCS 10/24				
6/30/25		3584493	202504	310	51300	31500				*	411.00		
									SVCS 04/25				
7/05/25		3535622	202412	310	51300	31500				*	871.50		
									SVCS 12/24				
KUTAK ROCK												6,619.00	000030
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SCRC SEATON CREEK SHENNING													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/21/25	00025	7/02/25	158903	202507	320-57200-46200		LANDSCAPE MAINT 07/25	*	1,994.00		
		7/02/25	158906	202507	320-53800-46200		LANDSCAPE MAINT 07/25	*	12,723.00		
UNITED LAND SERVICE										14,717.00	000031
7/21/25	00026	7/21/25	87-30587	202507	300-21700-10000		87-3058718 941 2ND QRT 25	*	153.00		
UNITED STATE TREASURY										153.00	000032
8/06/25	00027	7/22/25	4119JULY	202507	320-57200-45300		SVCS JULY 2025	*	1,400.00		
		7/22/25	4119JUNE	202506	320-57200-45300		SVCS JUNE 2025 PRORATED	*	215.38		
		7/25/25	4155	202508	320-57200-45300		SVCS AUGUST 2025 & SUPPLI	*	2,374.10		
C BUSS ENTERPRISES INC										3,989.48	000033
8/06/25	00001	8/01/25	10	202508	310-51300-34000		MGMT FEES AUGUST 2025	*	3,825.00		
		8/01/25	10	202508	310-51300-35100		WEBSITE ADMINISTRATION	*	33.33		
		8/01/25	10	202508	310-51300-35101		INFORMATION TECHNOLOGY	*	66.67		
		8/01/25	10	202508	310-51300-31300		DISSEMINATION AGT SVCS	*	416.67		
		8/01/25	10	202508	310-51300-42000		POSTAGE	*	23.57		
		8/01/25	10	202508	310-51300-42500		COPIES	*	42.45		
GOVERNMENTAL MANAGEMENT SERVICES										4,407.69	000034
8/06/25	00018	9/11/25	09112025	202509	310-51300-44000		MEETING 09/11/2025	*	300.00		
HAMPTON INN & SUITES JACKSONVILLE										300.00	000035
8/06/25	00012	7/31/25	25-03348	202507	310-51300-48000		MEETING 07/25 #25-03348D	*	516.50		
		7/31/25	25-04253	202507	310-51300-48000		MEETING 07/25 #25-04253D	*	82.50		
JACKSONVILLE DAILY RECORD										599.00	000036
8/06/25	00005	11/06/24	3480045	202410	310-51300-31500		SVCS AUGUST 2024	*	286.00		
KUTAK ROCK										286.00	000037
SCRC SEATON CREEK SHENNING											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/25	00013	7/21/25	2049124	202507	320-53800	46800	THE LAKE DOCTORS	*	605.00	605.00	000038
8/06/25	00025	8/01/25	163409	202508	320-57200	46200	MAINT AUGUST 2025 #162989	*	1,994.00		
		8/01/25	163410	202508	320-53800	46200	MAINT AUGUST 2025 #99480	*	12,723.00		
							UNITED LAND SERVICE			14,717.00	000039
8/06/25	00014	4/01/25	21391	202504	320-53800	46200	MAINT APRIL 2025 #16051	*	6,451.86		
		4/14/25	21523	202503	320-53800	35000	SVCS MAR 2025 #21422 IRR	*	2,080.00		
		5/01/25	21888	202505	320-53800	46200	MAINT MAY 2025 #16051	*	6,451.87		
		5/06/25	22003	202505	320-53800	35000	SVCS MAY 2025 #21819 IRR	*	130.00		
		5/31/25	22448	202505	320-53800	35000	SVCS MAY 2025 #22295 IRR	*	166.00		
							VERDEGO			15,279.73	000040
8/21/25	00004	8/11/25	2025-732	202508	310-51300	31100	SVCS 08/25	*	1,652.50		
							DOMINION ENGINEERING GROUP INC			1,652.50	000041
8/21/25	00028	8/14/25	IN3753	202508	320-57200	34500	MONITORING 08/25	*	1,436.00		
		8/14/25	IN3924	202508	320-57200	34500	MONITORING 08/25	*	261.60		
							ENVERA SYSTEMS			1,697.60	000042
8/21/25	00001	7/31/25	12	202507	320-57200	45100	POOL MONITOR 07/25	*	4,572.00		
		8/01/25	11	202508	320-57200	34000	FIELD MGMT 08/25	*	1,500.00		
		8/01/25	11	202508	320-57200	34200	JANITORIAL 08/25	*	850.00		
		8/01/25	11	202508	320-57200	34001	AMENITY MGMT SVCS 08/25	*	3,116.67		
		8/13/25	13	202508	320-57200	52000	MAINT SUPPLIES 08/24	*	1,027.57		
							GOVERNMENTAL MANAGEMENT SERVICES			11,066.24	000043
8/21/25	00012	8/07/25	25-04518	202508	310-51300	48000	NOTICE #25-04518D	*	215.50		

SCRC SEATON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/14/25	25-04647	202508	310	51300	48000		JACKSONVILLE DAILY RECORD	*	96.50	312.00	000044
			NOTICE #25-04647D										
8/21/25	00025	8/15/25	165620	202508	320	57200	46200		UNITED LAND SERVICE	*	1,994.00	1,994.00	000045
			LANDSCAPE MAINT 08/25										
8/21/25	00014	4/23/25	21976	202503	320	53800	46200		VERDEGO	*	6,451.87	6,451.87	000046
			LANDSCAPE MAINT 03/25										
8/25/25	00029	8/25/25	082525	202508	320	57200	43300		TAX COLLECTOR	*	29.80	29.80	000047
			APP FOR WASTE COLLECTION										
9/03/25	00027	8/25/25	4360	202509	320	57200	45300		C BUSS ENTERPRISES INC	*	3,163.50	3,163.50	000048
			POOL SVCS 09/25										
9/03/25	00001	8/31/25	16	202508	320	57200	45100		GOVERNMENTAL MANAGEMENT SERVICES	*	6,746.00	12,212.67	000049
			POOL MONITOR THRU 08/25										
		9/01/25	14	202509	320	57200	34000			*	1,500.00		
			FIELD MGMT 09/25										
		9/01/25	14	202509	320	57200	34200			*	850.00		
			JANITORIAL 09/25										
		9/01/25	14	202509	320	57200	34001			*	3,116.67		
			AMENITY MGMT SVCS 09/25										
9/03/25	00012	8/28/25	25-04979	202508	310	51300	48000		JACKSONVILLE DAILY RECORD	*	82.50	82.50	000050
			25-04979D										
9/03/25	00005	8/25/25	3612569	202504	300	13100	10000			*	768.00		
			SVCS 04/25										
		8/25/25	3612569	202504	600	53800	60000			*	768.00		
			SVCS 04/25										
		8/25/25	3612569	202504	600	20700	10000			*	768.00		
			SVCS 04/25										
		8/25/25	3612571	202506	310	51300	31500		KUTAK ROCK	*	2,451.00	3,219.00	000051
			SVCS 06/25										
9/03/25	00013	8/28/25	2056404	202508	320	53800	46800		THE LAKE DOCTORS	*	605.00	605.00	000052
			WATER MGMT 08/25										

SCRC SEATON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/25	00025	8/25/25	166737	202508 320-53800-35000		IRRIGATION REPAIR 08/25	*	1,608.00		
UNITED LAND SERVICE									1,608.00	000053
9/03/25	00017	8/25/25	7874297	202508 310-51300-32300		ADMIN 8/01/25-07/31/26	*	709.36		
		8/25/25	7874297	202508 300-15500-10000		ADMIN 8/01/25-07/31/26	*	3,546.77		
US BANK									4,256.13	000054
9/18/25	00004	9/11/25	2025-737	202509 310-51300-31100		SVCS 09/25	*	1,200.00		
DOMINION ENGINEERING GROUP INC									1,200.00	000055
9/18/25	00001	9/01/25	15	202509 310-51300-34000		MGMT FEE 09/25	*	3,825.00		
		9/01/25	15	202509 310-51300-35100		WEBSITE ADMIN 09/25	*	33.33		
		9/01/25	15	202509 310-51300-35101		INFO TECH 09/25	*	66.67		
		9/01/25	15	202509 310-51300-31300		DISSEMINATION AGENT SVCS	*	416.67		
		9/01/25	15	202509 310-51300-42500		COPIES 09/25	*	.15		
		9/01/25	15	202509 310-51300-41000		TELEPHONE 09/25	*	36.18		
		9/11/25	17	202509 320-57200-52000		MAINT SUPPLIES 09/25	*	437.13		
GOVERNMENTAL MANAGEMENT SERVICES									4,815.13	000056
9/18/25	00025	8/15/25	165620-C	202509 300-15500-10000		LANDSCAPE MAINT CRED 9/25	*	1,994.00		
		9/03/25	168567	202509 320-53800-46200		LANDSCAPE MAINT 09/25	*	12,723.00		
		9/03/25	168568	202509 320-53800-46200		LANDSCAPE MAINT 09/25	*	1,994.00		
UNITED LAND SERVICE									12,723.00	000057
10/06/25	00027	9/25/25	4467	202510 320-57200-45300		POOL SVCS 10/25	*	2,468.75		
C BUSS ENTERPRISES INC									2,468.75	000058
10/06/25	00007	9/26/25	30269	202510 310-51300-45000		RENEW POLICY #100125866	*	5,732.00		
		9/26/25	30269	202510 320-57200-45000		RENEW POLICY #100125866	*	22,806.00		
EGIS INSURANCE & RISK ADVISORS									28,538.00	000059

SCRC SEATON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/25	00001	9/15/25	20	202510	310-51300-31400		ASSESSMENT ROLL FY2026	*	2,500.00		
10/01/25		19		202510	310-51300-34000		MGMT FEES 10/25	*	3,825.00		
10/01/25		19		202510	310-51300-35100		WEBSITE ADMIN 10/25	*	33.33		
10/01/25		19		202510	310-51300-35101		INFO TECH 10/25	*	66.67		
10/01/25		19		202510	310-51300-31300		DISSEMINATION AGENT SVCS	*	416.67		
10/01/25		19		202510	310-51300-42500		COPIES 10/25	*	19.20		
GOVERNMENTAL MANAGEMENT SERVICES										6,860.87	000060
10/06/25	00018	11/13/25	11132025	202511	310-51300-44000		MEETING 11/13/25	*	360.00		
HAMPTON INN & SUITES JACKSONVILLE										360.00	000061
10/06/25	00013	9/26/25	2065029	202509	320-53800-46800		WATER MGMT 09/25	*	605.00		
THE LAKE DOCTORS										605.00	000062
10/06/25	00025	9/30/25	173893	202509	320-53800-46200		SVCS 09/25	*	640.00		
10/06/25		173950		202510	320-53800-46200		LANDSCAPE MAINT 10/25	*	12,723.00		
10/06/25		173951		202510	320-57200-46200		LANDSCAPE MAINT 10/25	*	1,994.00		
10/06/25		173953		202510	320-53800-46200		LANDSCAPE MAINT 10/25	*	640.00		
UNITED LAND SERVICE										15,997.00	000063
10/06/25	00026	9/30/25	87-30587	202510	300-21700-10000		87-3058718 941 QTR 3 2025	*	183.60		
UNITED STATE TREASURY										183.60	000064
10/20/25	00028	10/01/25	INV00000	202510	320-57200-34501		100@MHZ MIFARE FOB	*	915.00		
ENVERA SYSTEMS										915.00	000065
10/20/25	00001	9/30/25	21	202509	320-57200-45100		POOL MONITORS-SEPT 25	*	2,885.50		
10/01/25		18		202510	320-57200-34001		OCT 25 AMENITY MGMT SVCS.	*	3,116.67		
10/01/25		18		202510	320-57200-34200		OCT 25 JANITORIAL SVCS.	*	1,250.00		

SCRC SEATON CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/25	18	202510 320-57200-34000	OCT 25 FIELD MGMT SVCS.	GOVERNMENTAL MANAGEMENT SERVICES	*	1,500.00	8,752.17 000066
10/20/25	00030	9/14/25 8060627	202510 320-57200-44000	FITNESS EQUIPMENT LEASE	*	2,644.78	
10/14/25	8115191	202511 320-57200-44000	FITNESS EQUIPMENT LEASE		*	2,644.78	
10/14/25	8115191	202511 310-51300-49000	FEEES		*	35.00	
10/14/25	8115191	202511 310-51300-49000	FEEES		*	132.24	
				MITSUBISHI HC CAPITAL AMERICA, INC.			5,456.80 000067
10/20/25	00031	10/08/25 ARCO2600	202510 320-57200-43300	GARBAGE, YARD WASTE, RECY	*	178.81	
				TAX COLLECTOR			178.81 000068
11/05/25	00027	10/25/25 4667	202510 320-57200-45300	OCT 25 POOL MAINTENANCE	*	2,678.91	
				C BUSS ENTERPRISES INC			2,678.91 000069
11/05/25	00001	10/16/25 22	202509 320-57200-46000	FACILITY MAINT.-SEPT 25	*	40.00	
10/16/25	22	202509 320-57200-52000	MAINTENANCE SUPPLIES		*	57.71	
				GOVERNMENTAL MANAGEMENT SERVICES			97.71 000070
11/05/25	00012	10/30/25 25-06495	202510 310-51300-48000	NOTICE OF MEETING-11/13	*	82.50	
				JACKSONVILLE DAILY RECORD			82.50 000071
11/05/25	00005	10/24/25 18223-1	202507 310-51300-31500	LEGAL FEES THRU 7/31/25	*	2,645.31	
10/24/25	3642475	202507 300-13100-10000	2025 PROJECT CONTRUCTION		*	1,506.00	
10/24/25	3642475	202507 600-53800-60000	2025 PROJECT CONTRUCTION		*	1,506.00	
10/24/25	3642475	202507 600-20700-10000	2025 PROJECT CONTRUCTION		*	1,506.00-	
				KUTAK ROCK			4,151.31 000072
11/05/25	00013	10/27/25 2069054	202510 320-53800-46800	OCT 25 LAKE MAINTENANCE	*	545.00	
				THE LAKE DOCTORS			545.00 000073

SCRC SEATON CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/05/25	00025	11/04/25 178712	202511 320-53800-46200	NOV 25 LANDSCAPE MAINT.	*	12,723.00	
		11/04/25 178713	202511 320-57200-46200	NOV 25 LANDSCAPE MAINT.	*	1,994.00	
		11/04/25 178714	202511 320-53800-46200	NOV 25 ADDL AREA LANDSCPE	*	640.00	
UNITED LAND SERVICE							15,357.00 000074
TOTAL FOR BANK A						232,045.77	
TOTAL FOR REGISTER						232,045.77	



**Governmental Management Services, LLC**475 West Town Place, Suite 114  
St. Augustine, FL 32092**Invoice****Invoice #:** 8**Invoice Date:** 7/1/25**Due Date:** 7/1/25**Case:****P.O. Number:****Bill To:**Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025	001.310.51300.34000	3,825.00	3,825.00
Website Administration - July 2025	001.310.51300.35100	33.33	33.33
Information Technology - July 2025	001.310.51300.35101	66.67	66.67
Dissemination Agent Services -July 2025	001.310.51300.31300	416.67	416.67
Office Supplies	001.310.51300.51000	0.12	0.12
Postage	001.310.51300.42000	101.89	101.89
Copies	001.310.51300.42500	1.05	1.05
Telephone	001.310.51300.41000	9.10	9.10

**Total** \$4,453.83**Payments/Credits** \$0.00**Balance Due** \$4,453.83

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

Invoice #: 9

Invoice Date: 7/1/25

Due Date: 7/1/25

Case:

P.O. Number:

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Field Management - July 2025 001.320.57200.34000		1,500.00	1,500.00
Janitorial - July 2025 001.320.57200.34200		850.00	850.00
Amenity Management Services - July 2025 001.320.57200.34001		3,116.67	3,116.67
<i>Alison Moxing</i> 7-7-25			

**Total** \$5,466.67

**Payments/Credits** \$0.00

**Balance Due** \$5,466.67

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

June 26, 2025

Date

**Attn:** Sarah Sweeting  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine

FL 32092

001.310.51300.48000

Serial #	PO/File #	Amount Paid
25-03464D		\$135.00
Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting		<b>Payment Due</b>
Seaton Creek Community Development District		\$135.00
		<b>Publication Fee</b>
Case Number		<b>Amount Paid</b>
Publication Dates	6/26	
County	Duval	

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

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

If your payment is being mailed, please reference Serial # 25-03464D on your check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

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

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

**SEATON CREEK  
RESERVE COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEAR-  
ING TO CONSIDER THE  
ADOPTION OF THE FIS-  
CAL YEAR 2026 PROPOSED  
BUDGET(S); AND NOTICE OF  
REGULAR BOARD OF SUPER-  
VISORS' MEETING.**

The Board of Supervisors ("**Board**") of the Seaton Creek Reserve Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: July 10, 2025  
TIME: 11:00 a.m.  
LOCATION: Hampton Inn &  
Suites Jacksonville Airport  
13551 Airport Court  
Jacksonville, Florida 32218

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, 904-940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.seatoncreekreservecdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

James Oliver  
District Manager

Jun. 26 00 (25-03464D)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3298047

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3298047  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/23	W. Haber	0.50	180.00	Review agenda for September meeting; review budget documents
09/07/23	W. Haber	0.20	72.00	Review and respond to correspondence from Schaefer
09/12/23	W. Haber	0.50	180.00	Confer with Davis regarding assessment collections for FY 23-24; review assessment resolution
09/13/23	W. Haber	0.50	180.00	Confer with Popelka and Davis regarding assessment roll and communications with tax collector
09/13/23	K. Jusevitch	0.20	33.00	Correspond with district manager regarding disclosure of public financing
09/19/23	K. Jusevitch	0.20	33.00	Correspond with district manager regarding disclosure of public financing
09/20/23	K. Jusevitch	0.20	33.00	Record disclosure of public financing in official records
09/22/23	K. Jusevitch	0.30	49.50	Correspond with clerk of court

**KUTAK ROCK LLP**

Seaton Creek CDD  
October 31, 2023  
Client Matter No. 18223-1  
Invoice No. 3298047  
Page 2

09/26/23	K. Jusevitch	0.60	99.00	regarding disclosure recording Correspond with clerk of court regarding disclosure recording
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TOTAL HOURS 3.20

TOTAL FOR SERVICES RENDERED \$859.50

DISBURSEMENTS

Filing and Court Fees 97.50

TOTAL DISBURSEMENTS 97.50

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 \$957.00

UNPAID INVOICES:

August 7, 2023	Invoice No. 3264041	921.00
August 31, 2023	Invoice No. 3268527	977.50
October 4, 2023	Invoice No. 3292456	979.50

TOTAL DUE \$3,835.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 5, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3322898

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3322898  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

10/23/23	W. Haber	0.20	72.00	Prepare for Board meeting
10/24/23	T. Mackie	0.50	165.00	Prepare for and attend Board meeting by phone; follow-up from meeting

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$237.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 **\$237.00**

UNPAID INVOICES:

August 31, 2023	Invoice No. 3268527	977.50
October 4, 2023	Invoice No. 3292456	979.50
October 31, 2023	Invoice No. 3298047	957.00

TOTAL DUE **\$3,151.00**

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3397606

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3397606  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/08/24	W. Haber	0.30	108.00	Review correspondence and form of interlocal agreement with property appraiser
03/11/24	K. Jusevitch	0.50	82.50	Review tax collector agreement and confer with Haber
03/12/24	W. Haber	0.40	144.00	Review uniform method collection agreement and confer with Demarco regarding same
03/19/24	W. Haber	0.40	144.00	Review plat dedication and correspondence regarding same; confer with Rogers
03/27/24	W. Haber	0.50	180.00	Review and respond to correspondence regarding budget adoption resolution; confer with Rogers and City Attorney's office regarding plat dedication language



**KUTAK ROCK LLP**

Seaton Creek CDD  
May 31, 2024  
Client Matter No. 18223-1  
Invoice No. 3397606  
Page 2

03/29/24	W. Haber	0.40	144.00	Confer with City General Counsel's office regarding dedication language on plat; review documents regarding same
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TOTAL HOURS 2.80

TOTAL FOR SERVICES RENDERED \$877.50

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 **\$877.50**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00

TOTAL DUE \$2,071.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 3, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3420866

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3420866  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

04/18/24	W. Haber	0.20	72.00	Review agenda for April meeting
04/22/24	W. Haber	0.40	144.00	Review election documents; prepare for Board meeting
04/22/24	K. Jusevitch	0.80	132.00	Review agenda package; confer with Haber regarding election and budget documents; prepare election resolution and correspond with district manager regarding same
04/23/24	W. Haber	0.70	252.00	Prepare for and participate in Board meeting; confer with Rogers regarding plat dedication language
04/23/24	K. Jusevitch	0.20	33.00	Correspond with district manager regarding landowner election
04/24/24	W. Haber	0.30	108.00	Review and respond to correspondence from the City regarding plat dedication language
TOTAL HOURS		2.60		

**KUTAK ROCK LLP**

Seaton Creek CDD

July 3, 2024

Client Matter No. 18223-1

Invoice No. 3420866

Page 2

TOTAL FOR SERVICES RENDERED \$741.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 October 2024 **\$741.00**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50

TOTAL DUE \$2,812.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 12, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3436824

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3436824  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

05/09/24	W. Haber	0.30	108.00	Review and respond to inquiry regarding procurement process
05/17/24	W. Haber	0.50	180.00	Review correspondence regarding meter turnover; confer with Rogers regarding same; review status of acquisitions
05/21/24	J. Brown	0.80	304.00	Prepare for, attend, and follow-up from Board meeting; conference with Haber regarding same
05/24/24	W. Haber	0.40	144.00	Confer with Rogers regarding agreements for pond and landscape maintenance and begin preparation of same
05/29/24	W. Haber	0.50	180.00	Prepare landscape maintenance agreement
05/29/24	A. Warner	0.40	66.00	Draft agreement with Pond Doctors and correspond with Haber regarding same

**KUTAK ROCK LLP**

Seaton Creek CDD  
August 12, 2024  
Client Matter No. 18223-1  
Invoice No. 3436824  
Page 2

05/30/24	A. Warner	0.40	66.00	Further update pond agreement with Lake Doctors and transmit same to Davis
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TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED \$1,048.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 **\$1,048.00**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50
July 3, 2024	Invoice No. 3420866	741.00

TOTAL DUE **\$3,860.50**

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 23, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3453268

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3453268  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/24	K. Jusevitch	0.70	115.50	Prepare budget hearing documents and confer with Haber regarding same
06/04/24	A. Warner	0.20	33.00	Conference with Davis regarding pond agreement; correspond with Haber regarding same
06/05/24	W. Haber	0.40	144.00	Review and revise landscape maintenance agreement; confer with Csalovszki and Davis regarding same
06/06/24	W. Haber	0.30	108.00	Review and revise budget and assessment documents
06/06/24	K. Jusevitch	0.40	66.00	Update budget hearing notices and resolutions; confer with Haber regarding same
06/07/24	W. Haber	0.30	108.00	Confer with VerdeGo regarding revisions to agreement; finalize same
06/10/24	K. Jusevitch	0.20	33.00	Correspond with district manager regarding budget hearing documents

**KUTAK ROCK LLP**

Seaton Creek CDD  
September 23, 2024  
Client Matter No. 18223-1  
Invoice No. 3453268  
Page 2

06/19/24	W. Haber	0.50	180.00	Review certificate of insurance and confer with Davis regarding same; review and revise budget notices and resolutions
06/19/24	K. Jusevitch	0.20	33.00	Confer with Haber regarding budget hearing notice
06/21/24	W. Haber	0.20	72.00	Confer with David regarding RFQ for engineering services; begin preparation of same
06/24/24	W. Haber	0.40	144.00	Review and revise RFQ for engineering services; confer with Davis regarding O&M assessment notice
06/24/24	K. Jusevitch	0.20	33.00	Correspond with district manager regarding budget hearing notice
06/24/24	A. Warner	0.50	82.50	Research and draft notice for RFQ for Engineer; correspond with Haber regarding same
06/25/24	W. Haber	0.30	108.00	Review and respond to inquiry regarding RFQ for engineering services; revise same
07/23/24	W. Haber	0.60	216.00	Prepare for and participate in Board meeting
TOTAL HOURS		5.40		

**KUTAK ROCK LLP**

Seaton Creek CDD  
September 23, 2024  
Client Matter No. 18223-1  
Invoice No. 3453268  
Page 3

TOTAL FOR SERVICES RENDERED \$1,476.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 **\$1,476.00**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50
July 3, 2024	Invoice No. 3420866	741.00
August 12, 2024	Invoice No. 3436824	1,048.00

TOTAL DUE **\$5,336.50**



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 5, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3535622

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3535622  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/24	W. Haber	0.30	108.00	Confer with Koncar and Oliver regarding district management transition
12/11/24	W. Haber	0.30	108.00	Review JEA easement and confer with Rogers regarding same
12/16/24	W. Haber	0.40	144.00	Prepare for meeting; confer with Koncar
12/17/24	W. Haber	0.30	108.00	Prepare for and participate in Board meeting
12/19/24	W. Haber	0.40	144.00	Confer with Schaeffer regarding documents needed for acquisition
01/03/25	W. Haber	0.30	108.00	Confer with Inframark regarding contract termination
01/16/25	W. Haber	0.20	72.00	Confer with Oliver regarding district management transition status
01/18/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
TOTAL HOURS		2.50		

**KUTAK ROCK LLP**

Seaton Creek CDD

March 5, 2025

Client Matter No. 18223-1

Invoice No. 3535622

Page 2

TOTAL FOR SERVICES RENDERED \$871.50

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Dec 2024 **\$871.50**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50
July 3, 2024	Invoice No. 3420866	741.00
August 12, 2024	Invoice No. 3436824	1,048.00
September 23, 2024	Invoice No. 3453268	1,476.00
November 6, 2024	Invoice No. 3480045	286.00

TOTAL DUE \$6,494.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3584493

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek Reserve CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3584493  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

03/13/25	W. Haber	0.40	144.00	Prepare for and participate in Board meeting
03/15/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/12/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
04/28/25	W. Haber	0.20	72.00	Review agenda for May meeting
TOTAL HOURS		1.20		

**KUTAK ROCK LLP**

Seaton Creek Reserve CDD

June 30, 2025

Client Matter No. 18223-1

Invoice No. 3584493

Page 2

TOTAL FOR SERVICES RENDERED \$411.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 April 2025 **\$411.00**

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50
July 3, 2024	Invoice No. 3420866	741.00
August 12, 2024	Invoice No. 3436824	1,048.00
September 23, 2024	Invoice No. 3453268	1,476.00
November 6, 2024	Invoice No. 3480045	286.00
March 5, 2025	Invoice No. 3535622	871.50

TOTAL DUE \$6,905.00



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 158903

Date	PO#
07/02/25	
Due Date	Terms
8/1/25	Net 30

BILL TO
Seaton Creek Clubhouse Landscape Maintenance (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Clubhouse Landscape Maintenance (JXM)

Item	Amount
Job #162989 - Seaton Creek Clubhouse Landscape Maintenance July 2025	\$1,994.00

001.320.57200.46200

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 158906

Date	PO#
07/02/25	
Due Date	Terms
8/1/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #99480 - Seaton Creek Reserve CDD Landscape Maintenance July 2025	\$12,723.00

Landscape Management Proposal Phases 1-3

001.320.53800.46200

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$84,420
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$3,540
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 6x Shrub Fertilization & Pest Control Applications	\$3,876
<b>Total for Landscape Maintenance</b>	\$91,836

Landscape Management Proposal Phases 4a and 4b

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$52,500
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$2,160
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$6,180
<b>Total for Landscape Maintenance</b>	\$60,840

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$12,723.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$12,723.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,723.00</b>

Employer identification number (EIN)   -

Name (not your trade name)

Trade name (if any)

Address   
Number Street Suite or room number

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2025**  
 (Check one.)

1: January, February, March  
 2: April, May, June  
 3: July, August, September  
 4: October, November, December

Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1:** Answer these questions for this quarter. Employers in American Samoa, Guam, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, and Puerto Rico can skip lines 2 and 3, unless you have employees who are subject to U.S. income tax withholding.

1	Number of employees who received wages, tips, or other compensation for the pay period including: Mar. 12 (Quarter 1), June 12 (Quarter 2), Sept. 12 (Quarter 3), or Dec. 12 (Quarter 4)	1	<input type="text" value="3"/>
2	Wages, tips, and other compensation	2	<input type="text" value="1000.00"/>
3	Federal income tax withheld from wages, tips, and other compensation	3	<input type="text" value="0.00"/>
4	If no wages, tips, and other compensation are subject to social security or Medicare tax	<input type="checkbox"/> Check here and go to line 6.	
		<b>Column 1</b>	<b>Column 2</b>
5a	Taxable social security wages	<input type="text" value="1000.00"/> × 0.124 =	<input type="text" value="124.00"/>
5b	Taxable social security tips	<input type="text" value="0.00"/> × 0.124 =	<input type="text" value="0.00"/>
5c	Taxable Medicare wages & tips	<input type="text" value="1000.00"/> × 0.029 =	<input type="text" value="29.00"/>
5d	Taxable wages & tips subject to Additional Medicare Tax withholding	<input type="text" value="0.00"/> × 0.009 =	<input type="text" value="0.00"/>
5e	Total social security and Medicare taxes. Add Column 2 from lines 5a, 5b, 5c, and 5d	5e	<input type="text" value="153.00"/>
5f	Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	5f	<input type="text" value="0.00"/>
6	Total taxes before adjustments. Add lines 3, 5e, and 5f	6	<input type="text" value="153.00"/>
7	Current quarter's adjustment for fractions of cents	7	<input type="text" value="0.00"/>
8	Current quarter's adjustment for sick pay	8	<input type="text" value="0.00"/>
9	Current quarter's adjustments for tips and group-term life insurance	9	<input type="text" value="0.00"/>
10	Total taxes after adjustments. Combine lines 6 through 9	10	<input type="text" value="153.00"/>
11	Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	11	<input type="text" value="0.00"/>
12	Total taxes after adjustments and nonrefundable credits. Subtract line 11 from line 10	12	<input type="text" value="153.00"/>
13	Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), or 944-X filed in the current quarter	13	<input type="text" value="0.00"/>
14	Balance due. If line 12 is more than line 13, enter the difference and see instructions	14	<input type="text" value="153.00"/>
15	Overpayment. If line 13 is more than line 12, enter the difference	<input type="text" value="0.00"/>	Check one: <input type="checkbox"/> Apply to next return. <input type="checkbox"/> Send a refund.

Name (not your trade name) **Seaton Creek Reserve Community Development District** Employer identification number (EIN) **87 - 3058718**

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

16 Check one:  Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter. If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you're a monthly schedule depositor, complete the deposit schedule below; if you're a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

You were a monthly schedule depositor for the entire quarter. Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

Tax liability: Month 1 [ ] Month 2 [ ] Month 3 [ ] Total liability for quarter [ ]

Total must equal line 12.

You were a semiweekly schedule depositor for any part of this quarter. Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

17 If your business has closed or you stopped paying wages . . . . .  Check here and enter the final date you paid wages [ / / ]; also attach a statement to your return. See instructions.

18 If you're a seasonal employer and you don't have to file a return for every quarter of the year . . . .  Check here.

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

Yes. Designee's name and phone number [ ] [ ]

Select a 5-digit personal identification number (PIN) to use when talking to the IRS. [ ] [ ] [ ] [ ] [ ]

No.

**Part 5: Sign here. You MUST complete both pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign your name here

*Sharyn Henning*

Print your name here

Sharyn Henning

Print your title here

District Accountant

Date [ / / ]

Best daytime phone [ 954-721-8681 x205 ]

**Paid Preparer Use Only**

Check if you're self-employed . . . .

Preparer's name [ ]

PTIN [ ]

Preparer's signature [ ]

Date [ / / ]

Firm's name (or yours if self-employed) [ ]

EIN [ ]

Address [ ]

Phone [ ]

City [ ] State [ ]

ZIP code [ ]



# Form 941-V, Payment Voucher

## Purpose of Form

Complete Form 941-V if you're making a payment with Form 941. We will use the completed voucher to credit your payment more promptly and accurately, and to improve our service to you.

## Making Payments With Form 941

To avoid a penalty, make your payment with Form 941 **only if**:

- Your total taxes after adjustments and nonrefundable credits (Form 941, line 12) for either the current quarter or the preceding quarter are less than \$2,500, you didn't incur a \$100,000 next-day deposit obligation during the current quarter, and you're paying in full with a timely filed return; or
- You're a monthly schedule depositor making a payment in accordance with the accuracy of deposits rule. See section 11 of Pub. 15 for details. In this case, the amount of your payment may be \$2,500 or more.

Otherwise, you must make deposits by electronic funds transfer. See section 11 of Pub. 15 for deposit instructions. Don't use Form 941-V to make federal tax deposits.



*Use Form 941-V when making any payment with Form 941. However, if you pay an amount with Form 941 that should've been deposited, you may be subject to a penalty. See Deposit Penalties in section 11 of Pub. 15.*

## Specific Instructions

**Box 1—Employer identification number (EIN).** If you don't have an EIN, you may apply for one online by going to [www.irs.gov/EIN](http://www.irs.gov/EIN). You may also apply for an EIN by faxing or mailing Form SS-4 to the IRS. If you haven't received your EIN by the due date of Form 941, write "Applied For" and the date you applied in this entry space.

**Box 2—Amount paid.** Enter the amount paid with Form 941.

**Box 3—Tax period.** Darken the circle identifying the quarter for which the payment is made. Darken only one circle.

**Box 4—Name and address.** Enter your name and address as shown on Form 941.

• Enclose your check or money order made payable to "United States Treasury." Be sure to enter your EIN, "Form 941," and the tax period ("1st Quarter 2025," "2nd Quarter 2025," "3rd Quarter 2025," or "4th Quarter 2025") on your check or money order. Don't send cash. Don't staple Form 941-V or your payment to Form 941 (or to each other).

• Detach Form 941-V and send it with your payment and Form 941 to the address in the Instructions for Form 941.

**Note:** You must also complete the entity information above Part 1 on Form 941.

Detach Here and Mail With Your Payment and Form 941.

Form **941-V**

Department of the Treasury  
Internal Revenue Service

## Payment Voucher

Don't staple this voucher or your payment to Form 941.

OMB No. 1545-0029

**2025**

1 Enter your employer identification number (EIN).  87 - 3058718		2 Enter the amount of your payment. Make your check or money order payable to "United States Treasury."  Dollars      Cents  153      00	
3 Tax Period		4 Enter your business name (Individual name if sole proprietor). Seaton Creek Reserve Community Development District Enter your address. 475 West Town Place, Ste 114 Enter your city, state, and ZIP code; or your city, foreign country name, foreign province/county, and foreign postal code. St. Augustine, FL 32092	
<input type="radio"/> 1st Quarter	<input type="radio"/> 3rd Quarter		
<input checked="" type="radio"/> 2nd Quarter	<input type="radio"/> 4th Quarter		

# INVOICE

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

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



## Bill to

Seaton Creek CDD  
15561 Seaton Creek Dr.  
Jacksonville, FL 32218

## Invoice details

Invoice no.: 4119  
Terms: Net 30  
Invoice date: 07/22/2025  
Due date: 08/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: JUNE PRORATED START DATE 06/27/2025	0.1538462	\$1,400.00	\$215.38
2.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE JULY	1	\$1,400.00	\$1,400.00

**Total** **\$1,615.38**

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

001.320.57200.45300

# INVOICE

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

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



## Bill to

Seaton Creek CDD  
15561 Seaton Creek Dr.  
Jacksonville, FL 32218

## Invoice details

Invoice no.: 4155  
Terms: Net 30  
Invoice date: 07/25/2025  
Due date: 08/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: AUGUST	1	\$1,400.00	\$1,400.00
2.	<b>TRICHLOR</b>	PER LB	86	\$7.95	\$683.70
3.	<b>LIQUID BLEACH</b>	PER GAL	45	\$4.75	\$213.75
4.	<b>TILE SOAP</b>	PER GAL	1	\$76.65	\$76.65

**Total** **\$2,374.10**

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

001.320.57200.45300

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 10  
**Invoice Date:** 8/1/25  
**Due Date:** 8/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - August 2025	001.310.51300.34000	3,825.00	3,825.00
Website Administration -August 2025	001.310.51300.35100	33.33	33.33
Information Technology - August 2025	001.310.51300.35101	66.67	66.67
Dissemination Agent Services - August 2025	001.310.51300.31300	416.67	416.67
Postage	001.310.51300.42000	23.57	23.57
Copies	001.310.51300.42500	42.45	42.45

**Total** \$4,407.69

**Payments/Credits** \$0.00

**Balance Due** \$4,407.69

**Hampton Inn & Suites Jacksonville Airport**

13551 Airport Ct. Jacksonville, FL 32218 Phone: (904) 741-4001 Fax: (904) 741-4070

Company Name	Seaton Creek Reserve CDD	Event Type	meeting
Group Contact	Sarah Sweeting	Event Date(s)	September 11, 2025
Address		Event Time	11am
City, ST Zip		Number Attendees	25
Tax Exempt Certi		Date Booked:	January 27, 2025
Phone	904-940-5850	CONTRACT DUE BY	February 27, 2025
Email	ssweeting@gmsnf.com	Room Booking Cut off Date	August 12, 2025
Payment Method		Hotel Contact	Lori Musser

Group Booking  Individual Booking  Booking Code: \_\_\_\_\_

Room Type	# of Rms	Arrival	Departure	Quoted Rate	Deposit Required
kings					\$
doubles					Deposit Due by / /

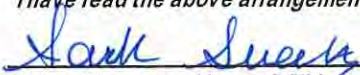
RENTAL INFORMATION	Rental Rate	20% Service Charge	7% Tax	Sub-Total	Deposit Required
Event Room	\$250.00	\$50.00	\$0.00	\$300.00	\$
Audio/Visual		\$0.00	\$0.00	\$0.00	Deposit Due by / /
Food Est.		\$0.00	\$0.00	\$0.00	
Beverage Est.		\$0.00	\$0.00	\$0.00	
<b>TOTALS</b>		\$50.00	\$0.00	\$300.00	

Event Rm 1: <u>Concourse A</u>				Event Rm 2:			
Dates	Hours	Setup Style	# of pp	Dates	Hours	Setup Style	# of pp
9/11/25	11am		25				

Audio Visual Equipment		Other Equipment	
Breakfast		AM Break	
Lunch		PM Break	
Dinner		Beverage	

Special Instructions:

I have read the above arrangements and agree to the attached Hotel Group Sales & Catering Terms and Conditions.


2-4-25
Lori Musser 1/27/25

Client Signature, Name & Title \_\_\_\_\_ Date \_\_\_\_\_ Hotel Representative, Name & Title \_\_\_\_\_ Date \_\_\_\_\_

**HOTEL GROUP SALES & CATERING TERMS AND CONDITIONS**

**Accommodations:** The Function Room / guest rooms information listed in this contract is based upon information received by our Sales Department. Please review the information to ensure its correctness. The space(s) indicated will NOT be removed from General Sales unless a signed contract is received by the Hotel by the due date listed. If a signed contract is not received by the due date, a new contract may be required. We request that all reservations be made by the method indicated no later than the cut-off date listed on the front of this form. After the cut-off date, we reserve the right to offer rooms held in your block to other customers to reduce our losses from unused rooms. Reservations by your attendees after the cut-off date may or may not be accepted by the hotel.

**Pricing:** The group contract price is based upon the rate currently in effect. Changes in the original booking may cause a price adjustment. After a group has arrived, deviations or changes requested by the group must be signed for by the group leader traveling with the group. Payment for any additional changes signed for by the group leader is the responsibility of the group.

**Amendments/Changes:** Any amendments or changes to the information contained within this contract must be submitted in writing, and approved by both parties. Changes made less than 72 hours prior are subject to a \$75 fee.

**Cancellations:** Cancellation of the Function Room Contract must be made no later than 7 days prior to the Event Date listed and confirmed in writing in order to receive a full refund of any deposits paid. Cancellations received less than 7 days prior to the Event Date forfeit any deposits paid, and will be charged the full amount of the Room Rental. Additional damages may be owed for cancellation of your banquet contract.

**Payments:** If a deposit is required, the amount and due date are listed. Cash payments and business checks must be received no later than 14 business days prior to Event. Credit card payment details will be processed after a signed contract has been received.

**Function Space:** We reserve the right to reassign specific function rooms reserved for you. You agree to confirm specific room assignments with us prior to printing any invitations or other materials listing specific room locations.

**Hotel Shuttle:** Please be advised that if the hotel has a shuttle, our shuttle is an airport shuttle. Delays may occur so do not rely solely on our shuttle as transportation for your group.

**Food & Beverage:** Final number of attendees and guarantees for Food & Beverage must be given to Hotel no less than 72 hours prior to Event date. Failure to communicate final numbers to Hotel will result in the preparation for the original number of attendees. The group will be charged for any excess attendees over contracted amount. Due to state law, you may not bring to the hotel alcoholic beverages. You must obtain prior approval from us before you bring in any food or non-alcoholic beverages from outside sources. If any Food & Beverage not arranged through the Hotel is brought in a \$5 per person per day Outside Catering Fee will be charged.

**Special Needs:** If you have a special need or issue please contact the manager on duty. We will make every attempt to accommodate the requirements.

**Personal Property & Baggage:** We are not responsible for any loss or damage to your property and do not maintain insurance covering it.

**Damages:** Any damage to the rooms and/or other areas of the hotel property including walls, floors, ceilings, countertops, light fixtures, audio/visual equipment, food and beverage equipment, any other equipment or furniture caused by the group or group's members is the responsibility of the contracting group. Additional charges will be assessed for the damages, unusual wear and tear and missing items and charged accordingly.

**Liability to other Guests:** Should the Hotel be required to reimburse any of its overnight guests due to noise, unruly behavior or any other disturbance on the part of any attendee(s) of the Event, it is agreed that the contracting party shall be liable to the Hotel for any and all refunds given, and that the Hotel shall have the right to charge said amount(s) direct to the Event's account for full reimbursement.

**Hotel Rules and Regulations:** No Event shall start prior to 8am and end past 10pm, unless special arrangements have been made with the Hotel.

Rules and Hours of Operation are posted in the appropriate areas throughout the rest of the Hotel. For the safety and consideration of all our guests, the Hotel asks that you comply. NO DJ's are allowed.

**Indemnification:** To the extent permitted by law, you agree to protect, indemnify, defend and hold harmless the hotel, Franchise Flag, and the owner of the hotel, and their respective employees and agents against all claims, losses or damages to persons or property, governmental charges or fines, and costs (including reasonable attorney's fees), arising out of or connected with your function, except those claims arising out of the sole negligence or willful misconduct of the hotel.

**Governing Law:** This contract shall be construed and interpreted in accordance with the laws of the state in which the hotel is located.

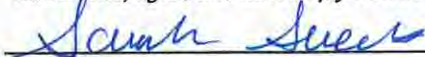
**Promotional Considerations:** We have the right to review and approve any advertisements or promotional materials in connection with your function which specifically reference to the hotel name or logo.

**Attorney's Fees:** The parties agree in the event that any dispute arises in any way relating to or arising out of this contract, the prevailing party in any arbitration or court proceeding will be entitled to recover an award of it's reasonable attorney's fees and costs.

**Arbitration:** The parties agree that any dispute in any way arising out of or relating to this contract may be resolved by arbitration. The parties further agree that any arbitration proceeding they may conduct reasonable discovery pursuant to the Federal Rules of Civil Procedure, that the law of the state in which the hotel is located will be the governing law, and any arbitration award will be enforceable in state or federal court.

**Amendments/Changes:** Any amendments or changes to the arrangements described in this contract must be made in writing, signed by both you and hotel.

*I have read, agree and will comply with all the Terms and Conditions set forth above,*

  
Client Signature, Name & Title

2.4.25  
Date

Lori Musser 1/27/25

Hotel Representative, Name & Title

Date

# Jacksonville Daily Record

*A Division of*

**DAILY RECORD & OBSERVER, LLC**

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

## STATEMENT

August 1, 2025

## LEGAL ADVERTISING

Attn: Sarah Sweeting  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Balance Due:	<b>\$1,907.25</b>
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\* PAST DUE items accrue finance charges of 1.5% per month after 30 days. Please remit immediately.

001.310.51300.48000

<u>Serial Number</u>	<u>Case</u>	<u>Case #</u>	<u>Amount Due</u>
----------------------	-------------	---------------	-------------------

**Please note that your account is currently past due. If you have made a payment recently, we thank you. Daily Record & Observer, LLC appreciates your business.**

**For your convenience you may pay your invoice online at [JaxDailyRecord.com/send-payment](http://JaxDailyRecord.com/send-payment)**

25-03348D	Seaton Creek Community Development District		<b>PAST DUE</b>	<b>\$516.50</b>
25-00159N	Amelia Walk Community Development District			\$223.00
25-00160N	Heron Isles Community Development District			\$223.00
25-00261C	Wilford Preserve Community Development District			\$211.00
25-00263C	Middle Village Community Development District			\$106.50
25-00265C	The Crossings at Fleming Island Community			\$244.00
25-04211D	Bartram Springs Community Development District			\$82.50
25-04238D	Tison's Landing Community Development District			\$103.50
25-04253D	Seaton Creek Community Development District			\$82.50
25-04264D	Wynnfield Lakes Community Development District			\$107.00
* Total Finance Charge on PAST DUE items, if applicable:				\$7.75



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

July 31, 2025

**Date**

**Attn:** Sarah Sweeting  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine

FL 32092

001.310.51300.48000

<b>Serial #</b> 25-04253D	<b>PO/File #</b>	\$82.50
Notice of Rule Development		<b>Payment Due</b>
Seaton Creek Community Development District		\$82.50
		<b>Publication Fee</b>
<b>Case Number</b>		<b>Amount Paid</b>
<b>Publication Dates</b> 7/31		
<b>County</b> Duval		

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

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

If your payment is being  
mailed, please reference  
Serial # 25-04253D on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.



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

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

**NOTICE OF RULE  
DEVELOPMENT BY  
SEATON CREEK RESERVE  
COMMUNITY**

**DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Seaton Creek Reserve Community Development District (“**District**”) hereby gives notice of its intent to adopt Amenity Rules and Rates, and Suspension and Termination of Privileges Rule (together, “**Amenity Rules**”) related to the operation and use of the District’s amenity facilities and other properties. The proposed rule number is 2025-01.

The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District’s amenity facilities by setting policies, regulations, rates, and fees to implement the provisions of Section 190.035, *Florida Statutes*. The specific grant of rulemaking authority for establishment of the Amenity Rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, *Florida Statutes*. The specific law implemented in the proposed Amenity Rules include but are not limited to 190.035(2).

A public hearing will be conducted by the District on September 11, 2025, at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218. A copy of the proposed Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver  
District Manager  
Jul. 31 00 (25-04253D)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 6, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3480045

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3480045  
18223-1

---

Re: General Counsel

For Professional Legal Services Rendered

08/03/24	T. Mackie	0.10	34.00	Research application of s. 787.06, prepare anti-human trafficking affidavit and transmit same to district managers
08/26/24	W. Haber	0.20	72.00	Review agenda for August meeting
08/27/24	W. Haber	0.50	180.00	Prepare for and participate in Board meeting
TOTAL HOURS		0.80		

**KUTAK ROCK LLP**

Seaton Creek CDD  
November 6, 2024  
Client Matter No. 18223-1  
Invoice No. 3480045  
Page 2

TOTAL FOR SERVICES RENDERED \$286.00

TOTAL CURRENT AMOUNT DUE 001.310.51300.31500 Oct 2024 \$286.00

UNPAID INVOICES:

October 31, 2023	Invoice No. 3298047	957.00
December 5, 2023	Invoice No. 3322898	237.00
May 31, 2024	Invoice No. 3397606	877.50
July 3, 2024	Invoice No. 3420866	741.00
August 12, 2024	Invoice No. 3436824	1,048.00
September 23, 2024	Invoice No. 3453268	1,476.00

TOTAL DUE \$5,622.50

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

Seaton Creek Reserve CDD  
c/o Government Management Services, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

ACCOUNT NUMBER

DATE

BALANCE

731659

7/22/2025

\$605.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000007316599001000000029337800000006050070

Please Return this invoice with your payment and notify us of any changes to your contact information.

**Seaton Creek Reserve CDD**

**1418 Gwinnett Ln Jacksonville, FL 32218**

**Invoice Due Date 7/21/2025**

**Invoice 2049124**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/21/2025	Water Management - Monthly		\$605.00	\$0.00	\$605.00

001.320.53800.46800

Treated for algae in ponds 1,2,4,&5  
Treated for aquatic weeds in pond 2  
Please contact me directly for any questions or requests at (904)228-8002

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

**Credits** \$0.00

**Adjustment** \$0.00

**AMOUNT DUE**

**Total Account Balance including this invoice:**

\$605.00

**This Invoice Total:**

\$605.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 731659  
**Portal Registration #:** A66C9B1C  
**Customer E-mail(s):** InframarkCMS@payableslockbox.com,shenning@gmssf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 163409

Date	PO#
08/01/25	
Due Date	Terms
8/31/25	Net 30

BILL TO
Seaton Creek Clubhouse Landscape Maintenance (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Clubhouse Landscape Maintenance (JXM)

Item	Amount
Job #162989 - Seaton Creek Clubhouse Landscape Maintenance August 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

001.320.57200.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 163410

Date	PO#
08/01/25	
Due Date	Terms
8/31/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #99480 - Seaton Creek Reserve CDD Landscape Maintenance August 2025	\$12,723.00

Landscape Management Proposal Phases 1-3

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$84,420
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$3,540
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 6x Shrub Fertilization & Pest Control Applications	\$3,876
<b>Total for Landscape Maintenance</b>	\$91,836

001.320.53800.46200

Landscape Management Proposal Phases 4a and 4b

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$52,500
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$2,160
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$6,180
<b>Total for Landscape Maintenance</b>	\$60,840

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$12,723.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$12,723.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,723.00</b>



# Invoice

Invoice #: 21391

Date: 04/01/25

Customer PO:

**DUE DATE: 05/01/2025**

## BILL TO

Seaton Creek Reserve CDD  
c/o Inframark  
210 N. University Drive  
Coral Springs, FL 33071

## FROM

VerdeGo  
PO Box 789  
Bunnell, FL 32110  
Phone: 386-437-3122  
www.verdego.com

## DESCRIPTION

#16051 - Standard Maintenance Contract - Phase 1-3 2024-2025 April 2025

## AMOUNT

\$6,451.86

001.320.53800.46200

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$6,451.86**

---

Please See Our  
Updated Remittance  
Information

**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**ACH Account Information:**  
Bank Name: Wells Fargo Bank N.A.  
Routing Number: 121000248  
Account Number: 4945950657  
Remittance Information:  
AR@verdego.com

**Credit card convenience fee of 3% will be applied to all transactions**



PO Box 789  
 Bunnell, FL 32110  
 www.verdego.com

**INVOICE**

Date	Invoice No.
04/14/25	21523
Terms	Due Date
Net 30	05/14/25

BILL TO
Robert Koncar Inframark c/o Inframark 210 N. University Drive Coral Springs, FL 33071

PROPERTY
Seaton Creek Reserve CDD c/o Inframark 210 N. University Drive Coral Springs, FL 33071

Amount Due	Enclosed
\$2,080.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#21422 - 2 Wire Diagnostics March 2025		\$2,080.00	\$0.00	\$2,080.00
	The irrigation system is not functioning at all, and it is unknown what or where the issue is.			001.320.53800.35000	
	The controller is not able to communicate with the decoders in the field, there faults for every zone.				
	This proposal is for labor only (for one technician), per day, to troubleshoot the problems.				
	Once the problem is identified, another proposal will be provided to make the repair.				
	<i>Landscape Enhancement</i>		\$2,080.00	\$0.00	\$2,080.00
32.00	Irrigation Labor (Per Technician) (Labor)	\$65.00	\$2,080.00		
	<b>Total</b>		<b>\$2,080.00</b>	<b>\$0.00</b>	<b>\$2,080.00</b>





# Invoice

Invoice #: 21888

Date: 05/01/25

Customer PO:

**DUE DATE: 05/31/2025**

## BILL TO

Seaton Creek Reserve CDD  
c/o Inframark  
210 N. University Drive  
Coral Springs, FL 33071

## FROM

VerdeGo  
PO Box 789  
Bunnell, FL 32110  
Phone: 386-437-3122  
www.verdego.com

## DESCRIPTION

#16051 - Standard Maintenance Contract - Phase 1-3 2024-2025 **May 2025**

## AMOUNT

\$6,451.87

## Invoice Notes:

001.320.53800.46200

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$6,451.87**

Please See Our  
Updated Remittance  
Information

**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**ACH Account Information:**  
Bank Name: Wells Fargo Bank N.A.  
Routing Number: 121000248  
Account Number: 4945950657  
Remittance Information:  
AR@verdego.com

**Credit card convenience fee of 3% will be applied to all transactions**



# Invoice

Invoice #: 22003

Date: 05/06/25

Customer PO:

**DUE DATE: 06/05/2025**

## BILL TO

Seaton Creek Reserve CDD  
c/o Inframark  
210 N. University Drive  
Coral Springs, FL 33071

## FROM

VerdeGo  
PO Box 789  
Bunnell, FL 32110  
Phone: 386-437-3122  
www.verdego.com

## DESCRIPTION

## AMOUNT

#21819 - Stuck Valve Repair May 2025

A valve was reported to be stuck in the island on the main road. We located and repaired the valve.

<i>Landscape Enhancement</i>				<i>\$130.00</i>
Irrigation Labor (Labor)	2.00	\$65.00	\$130.00	

**Invoice Notes:** 001.320.53800.35000

Thank you for your business! **AMOUNT DUE THIS INVOICE** **\$130.00**

Please See Our Updated Remittance Information

**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**ACH Account Information:**  
Bank Name: Wells Fargo Bank N.A.  
Routing Number: 121000248  
Account Number: 4945950657  
Remittance Information:  
AR@verdego.com

**Credit card convenience fee of 3% will be applied to all transactions**



PO Box 789  
 Bunnell, FL 32110  
 www.verdego.com

**INVOICE**

Date	Invoice No.
05/31/25	22448
Terms	Due Date
Net 30	06/30/25

BILL TO
Robert Koncar Inframark c/o Inframark 210 N. University Drive Coral Springs, FL 33071

PROPERTY
Seaton Creek Reserve CDD c/o Inframark 210 N. University Drive Coral Springs, FL 33071

Amount Due	Enclosed
\$166.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#22295 - Irrigation Inspection May 2025 This contains all repairs and issues found during the January 2025 irrigation inspection.  All repairs were made while our tech was on site.  zone #6-" spray, nozzle zone #12-6" spray  Mail Box NODE #2- drip  zone #1 and #2 are not operational. Proposal to repair is forthcoming. NODE #2- Valve is failed and needs to be replaced, proposal is forthcoming. <i>Landscape Enhancement</i>		\$166.00	\$0.00	\$166.00
				001.320.53800.35000	
2.00	6" spray (Material)	\$12.00	\$24.00		
1.00	drip (Material)	\$5.00	\$5.00		
2.00	Irrigation Labor (Labor)	\$65.00	\$130.00		
1.00	nozzle (Material)	\$7.00	\$7.00		
<b>Total</b>			<b>\$166.00</b>	<b>\$0.00</b>	<b>\$166.00</b>

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: August 11, 2025  
 Invoice Number 2025-7329  
 Net 15 days

Chairwoman Zenzi Rogers  
**Seaton Creek Reserve CDD**  
 2005 Pan Am Circle, Ste. 300  
 Tampa, FL 33607-6008  
[InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)

**Reference: District Engineer**  
**Seaton Creek Reserve CDD, Duval County, FL**  
**DEG Project Number 2086.055**

**Task 1 District Engineer** 001.310.51300.31100 **Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$125	4	\$500.00
Professional Engineer	\$145	3	\$435.00
Principal	\$205	3.5	\$717.50
<b>TOTAL</b>		<b>10.5</b>	<b>\$1652.50</b>

**1. Worked with CDD council on documents to fund work in place.**

**Task 2 Master Engineer's Report** **\$10,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$10,000.00	0	\$10,000.00	100	\$10,000.00	\$10,000.00	<b>\$0.00</b>

**Task 3 Supplemental Engineer's Report (each separate bond issuance) \$5,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$5,000.00	0	\$5,000.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Total Amount Due \$1,652.50**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

  
**ENVERA**  
**Hidden Eyes LLC**  
**d/b/a Envera Systems**  
 P.O. Box 2086  
 Hicksville, NY 11802

Number:	IN3753
Page:	1
Date:	8/14/2025

<b>Sold</b> Seaton Creek Reserve CDD <b>To:</b> c/o Inframark 210 N. University Dr. Suite 702 Coral Springs, FL 33071
--

<b>Ship</b> c/o Inframark <b>To:</b> 210 N. University Dr. Suite 702 Coral Springs, FL 33071
--

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
1974-14797-1_RMR	003163			Due Upon Receipt

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
RMR DEPOSIT	Monitoring & Ser/Maint. Deposit Amenity - AVS/Access Control/Add'l Access Points  001.320.57200.34500	2	MONTH	718.00	1,436.00

**Remit To:**  
**Hidden Eyes LLC**  
**d/b/a Envera Systems**  
 P.O. Box 2086  
 Hicksville, NY 11802

Subtotal before taxes	1,436.00
Total taxes	0.00
Total amount	1,436.00
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	1,436.00

**Invoice**



**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 11  
**Invoice Date:** 8/1/25  
**Due Date:** 8/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Field Management -August 2025 001.320.57200.34000		1,500.00	1,500.00
Janitorial -August 2025 001.320.57200.34200		850.00	850.00
Amenity Management Services - August 2025 001.320.57200.34001		3,116.67	3,116.67
<i>Alison Mossing</i> 8-6-25			

**Total** \$5,466.67

**Payments/Credits** \$0.00

**Balance Due** \$5,466.67



**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

**Invoice #:** 12  
**Invoice Date:** 7/31/25  
**Due Date:** 7/31/25  
**Case:**  
**P.O. Number:**

**Bill To:**  
 Seaton Creek Reserve CDD  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pool Monitor through July 2025	182.88	25.00	4,572.00
001.320.57200.45100			
<p style="text-align: center;"><i>Alison Moring</i> 8-12-25</p>			

<b>Total</b>	<b>\$4,572.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,572.00</b>

**SEATON CREEK CDD**

**POOL MONITOR**

<b><u>Qty./Hours</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
182.88	Pool Monitor	\$ 25.00	\$ 4,572.00

Covers July 2025

TOTAL DUE:

\$ 4,572.00

**SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT  
POOL MONITOR BILLABLE HOURS FOR JULY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/25	7.43	D.M.	Pool Monitor
7/4/25	5.5	D.M.	Pool Monitor
7/4/25	4.33	A.T.	Pool Monitor
7/5/25	5.75	T.M.	Pool Monitor
7/6/25	8.3	A.T.	Pool Monitor
7/7/25	5.02	D.M.	Pool Monitor
7/7/25	4.95	A.T.	Pool Monitor
7/8/25	4.92	A.T.	Pool Monitor
7/8/25	5.07	J.R.	Pool Monitor
7/9/25	5	D.M.	Pool Monitor
7/9/25	4.07	J.R.	Pool Monitor
7/10/25	5	D.M.	Pool Monitor
7/10/25	4.83	A.T.	Pool Monitor
7/11/25	5	D.M.	Pool Monitor
7/11/25	5.08	J.R.	Pool Monitor
7/12/25	4.27	A.T.	Pool Monitor
7/13/25	5.1	D.M.	Pool Monitor
7/13/25	4.97	J.R.	Pool Monitor
7/14/25	5	J.R.	Pool Monitor
7/14/25	4.95	A.T.	Pool Monitor
7/15/25	4	J.R.	Pool Monitor
7/15/25	4.25	A.T.	Pool Monitor
7/16/25	5	D.M.	Pool Monitor
7/16/25	5.17	J.R.	Pool Monitor
7/17/25	4.6	A.T.	Pool Monitor
7/17/25	5.02	D.M.	Pool Monitor
7/18/25	4.9	A.T.	Pool Monitor
7/18/25	5.07	D.M.	Pool Monitor
7/19/25	4.67	A.T.	Pool Monitor
7/19/25	5.08	M.T.	Pool Monitor
7/20/25	4.95	A.T.	Pool Monitor
7/20/25	5	D.M.	Pool Monitor
7/21/25	5	D.M.	Pool Monitor
7/21/25	2.2	J.R.	Pool Monitor
7/22/25	5.03	J.R.	Pool Monitor
7/22/25	4.37	A.T.	Pool Monitor
7/23/25	4.03	A.C.	Pool Monitor

**GRAND TOTAL** 182.88

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 13  
Invoice Date: 8/13/25  
Due Date: 8/13/25  
Case:  
P.O. Number:

**Bill To:**  
Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,027.57	1,027.57
001.320.57200.52000			

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services  
for Seaton Creek Reserve CDD  
Date: 8-15-25  
Acct. # 001.320.57200.52000

*Alison Moxing*  
8-15-25

<b>Total</b>	<b>\$1,027.57</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,027.57</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SC				
SEATON CREEK				
	6/28/25	A-Frame Chalkboard Easel	86.04	K.M.
	6/28/25	Chair for Pool Monitor	72.24	K.M.
	6/30/25	Pool Noodles (10)	12.31	K.M.
	7/1/25	Mobile Desk	104.82	K.M.
	7/1/25	Folder	0.31	K.M.
	7/1/25	Paper Divider	1.20	K.M.
	7/1/25	Paper Protector	5.27	K.M.
	7/1/25	Binder	7.16	K.M.
	7/1/25	Disinfectant Spray	5.51	K.M.
	7/1/25	Spray Cleaner	3.40	K.M.
	7/1/25	Disinfecting Wipes	4.28	K.M.
	7/1/25	Paper Towels	2.93	K.M.
	7/3/25	Contractor Trash Bags	36.87	K.M.
	7/3/25	13 Gallon Trash Bags	22.11	K.M.
	7/3/25	Toilet Paper	18.46	K.M.
	7/3/25	Glass Cleaner	7.36	K.M.
	7/10/25	Vacuum	126.24	K.M.
	7/10/25	Dust Mop	20.90	K.M.
	7/10/25	Multi Purpose Cleaner	9.52	K.M.
	7/10/25	13 Gallon Trash Bags	24.60	K.M.
	7/10/25	Paper Towels	27.67	K.M.
	7/10/25	Toilet Plungers (4)	50.11	K.M.
	7/10/25	Hand Soap (3)	35.26	K.M.
	7/10/25	Cobweb Duster	23.37	K.M.
	7/10/25	Hygiene Liners	47.98	K.M.
	7/10/25	Multifold Paper Towels	37.88	K.M.
	7/10/25	Commercial Mop	35.64	K.M.
	7/10/25	Toilet Paper	31.02	K.M.
	7/10/25	Toilet Bowl Cleaner	20.26	K.M.
	7/10/25	Pumice Stone	11.06	K.M.
	7/10/25	Furniture Polish	4.42	K.M.
	7/10/25	Urinal Screens	31.98	K.M.
	7/10/25	All Purpose Cleaner	14.58	K.M.
	7/10/25	Disposable Gloves	9.83	K.M.
	7/10/25	Broom and Dustpan	31.98	K.M.
	7/10/25	Toilet Brushes	26.14	K.M.
	7/10/25	Microfiber Towels	15.97	K.M.

**TOTAL \$1,027.57**

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

August 7, 2025

**Date**

**Attn:** Sarah Sweeting  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092

<b>Serial #</b> 25-04518D	<b>PO/File #</b>	\$215.50
Notice of Rulemaking		<b>Payment Due</b>
Seaton Creek Community Development District		\$215.50
		<b>Publication Fee</b>
<b>Case Number</b>		<b>Amount Paid</b>
<b>Publication Dates</b> 8/7		<b>Payment Due Upon Receipt</b>
<b>County</b> Duval		For your convenience, you may remit payment online at <a href="http://www.jaxdailyrecord.com/send-payment">www.jaxdailyrecord.com/send-payment</a> .

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

If your payment is being mailed, please reference Serial # 25-04518D on your check or remittance advice.

001.310.51300.48000

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

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

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

**NOTICE OF RULEMAKING BY  
SEATON CREEK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Seaton Creek Reserve Community Development District (“**District**”) hereby gives the public notice of its intent to adopt Amenity Rules and Rates, and Suspension and Termination of Privileges Rules (together, “**Amenity Rules**”) related to the operation and use of the District’s amenity facilities and other properties. The Proposed Rule number is 2025-01. Prior Notice of Rule Development was published in *The Jacksonville Daily Record* on July 31, 2025.

A public hearing will be conducted by the Board of Supervisors of the District on September 11, 2025, at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218, relative to the adoption of the Amenity Rules. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Amenity Rules will not require legislative ratification.

The proposed rates include:

USER RATES AND FEES	
Non-Resident Annual User Fee	\$5,000.00
Access fob New & Replacement Fee	\$50.00

RENTAL FEES	
Deposit	\$1,000.00
Rental Fee	\$75.00/hr.
Staffing Fee	\$25.00/hr.
Administrative Reimbursement for Policies Violation	Up to \$500.00

The specific grant of rulemaking authority for adoption of the Amenity Rules includes Sections 190.011(5), 120.54 and 120.81, *Florida Statutes*. The specific law implemented in the Amenity Rules include but are not limited to 190.035(2).

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Amenity Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The proposed rates may be amended at the public hearing pursuant to discussion by the Board and public comment. For more information regarding the public hearing, the Amenity Rules, or for a copy of the Amenity Rules and the related incorporated documents, if any, please contact the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 (“District Manager’s Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

James Oliver  
District Manager  
Aug. 7

00 (25-04518D)

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

August 14, 2025

**Date**

**Attn:** Sarah Sweeting  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092

<b>Serial #</b> 25-04647D	<b>PO/File #</b> _____	\$96.50
Notice of Meetings		<b>Payment Due</b>
_____		\$96.50
Seaton Creek Community Development District		<b>Publication Fee</b>
_____		<b>Amount Paid</b>
<b>Case Number</b> _____		
<b>Publication Dates</b> 8/14		
<b>County</b> Duval		

001.310.51300.48000

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If your payment is being  
mailed, please reference  
Serial # 25-04647D on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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Please remit any payment due upon receipt of this invoice.



**NOTICE OF MEETINGS  
SEATON CREEK RESERVE  
COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Seaton Creek Reserve Community Development District** will hold their regularly scheduled public meetings for the remainder of **Fiscal Year 2026** at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218 on the second Thursday of each month as follows or otherwise noted:

November 13, 2025

January 8, 2026

March 12, 2026

May 14, 2026

July 9, 2026

September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

District Manager

Aug. 14 00 (25-04647D)



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 165620

Date	PO#
08/15/25	
Due Date	Terms
9/14/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #181723 - Seaton Creek Clubhouse Landscape Maintenance August 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

001.320.57200.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



# Invoice

Invoice #: 21976

Date: 04/23/25

Customer PO:

**DUE DATE: 04/23/2025**

## BILL TO

Seaton Creek Reserve CDD  
c/o Inframark  
210 N. University Drive  
Coral Springs, FL 33071

## FROM

VerdeGo  
PO Box 789  
Bunnell, FL 32110  
Phone: 386-437-3122  
www.verdego.com

001.320.53800.46200

## DESCRIPTION

Bounce Check

March 2025  
Landscape Maint.

## AMOUNT

\$6,451.87

### Invoice Notes:

Returned check 04.23.25

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$6,451.87**

Please See Our  
Updated Remittance  
Information

**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

**ACH Account Information:**  
Bank Name: Wells Fargo Bank N.A.  
Routing Number: 121000248  
Account Number: 4945950657  
**Remittance Information:**  
AR@verdego.com

**Credit card convenience fee of 3% will be applied to all transactions**

Monday, August 25, 2025 at 14:08:02 Eastern Daylight Time

---

**Subject:** Seaton Creek  
**Date:** Friday, August 22, 2025 at 10:51:27 AM Eastern Daylight Time  
**From:** Kelly Mullins  
**To:** Sharyn Henning  
**Attachments:** SCR Application for Waste Collection Services.pdf

Hi Sharyn!

Are you handling the accounting for Seaton Creek Reserve CDD? I am trying to set up trash collection and I need the attached application, along with a check for \$29.80, mailed to the following address. The form has been completed with the exception of our Federal ID #, if you could add that before sending.

Make Payable to: **Tax Collector**

then,

Please send this initial setup payment to:

**Office of Administrative Services**

**Solid Waste Division**

**1031 Superior Street**

**Jacksonville, FL 32254**

Thank you so much!

Kelly Mullins, LCAM  
Governmental Management Services



### APPLICATION FOR WASTE COLLECTION SERVICES

Date: 8/22/2025

Solid Waste Collection: X Yard Waste Only: \_\_\_\_\_

- Application for:
- Small Commercial Business or Church, # of Units\* 1 (\$178.81 per unit, billed annually.)
  - Multifamily Property, # of Units\* \_\_\_\_\_ (5-10 dwelling units total per parcel, \$178.81 per unit, billed annually.)
  - Multifamily Property, # of Units\* \_\_\_\_\_ (11-15 dwelling units total per parcel, \$178.81 per unit, billed annually. Requires approval by the Solid Waste Division - Urban Core only.)
  - Downtown Business, # of Cans \_\_\_\_\_ (\$46.70 per can, per month, billed quarterly)
  - Yard Waste Only (\$45.40, billed annually.)

\* Property record information obtained from the Property Appraiser's Office is used to verify the total number of units.

**Business/Church Name:**

Seaton Creek Reserve Community Development District

**Federal ID# or SS# (REQUIRED)** \_\_\_\_\_

**Billing Address** (Invoices will be mailed to the address noted below. Please notify us immediately, in writing, of any billing changes to update your account, SWAdmin@coj.net):

Governmental Management Services, 475 West Town Place, Suite 114  
St. Augustine, FL 32092

Contact Person: Kelly Mullins Title: Amenity Manager

Email Address: scrcdd@gmsnf.com

Telephone Number: (\_\_\_\_) \_\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_\_

Cell Phone Number: ( 304 ) 389-2198

**Pickup Location Address:**

15561 Seaton Creek Dr, Jacksonville, FL 32218

Real Estate Number \_\_\_\_\_  
(XXXXXX - XXXX)

### PLEASE READ INFORMATION SHEET BEFORE SIGNING

By signature, I submit this application for curbside collection service provided by the waste hauler assigned to this area. I understand that services may be terminated for failure to pay within thirty (30) days of the date of the invoice but fees may accrue and I will be responsible for payment of all fees including all costs incurred by the Solid Waste Division i.e. attorney's fees, collection agency fees, etc. unless I notify the Division in writing to cancel services. **Upon request, the prorated amount of paid fees or refund will be for all FULL months remaining after the date the Solid Waste Division receives the cancellation notice.**

Kelly Mullins  
Authorized Signature

8/22/2025  
Date

### FOR OFFICE USE ONLY

Origin: \_\_\_\_\_

Registry ID: \_\_\_\_\_

Hauler: \_\_\_\_\_

Customer Number: \_\_\_\_\_



**SOLID WASTE DIVISION  
MULTIFAMILY AND COMMERCIAL CURBSIDE WASTE COLLECTION SERVICE  
INFORMATION SHEET**

**(Please retain this document for your records.)**

In accordance with Chapter 382.402 of the Municipal Code, the following commercial curbside collection service is available:

**Waste Collection Services to Multifamily Residences and Commercial Establishments**

- The City's Waste Collection Service is for multifamily residential customers with five (5) to ten (10) dwelling units or small commercial customers not exceeding ten business units.
- All waste receptacles must be placed in front of the property or business within 5 feet of the curb before 6:00 a.m. on the collection day to ensure pickup (no earlier than 5:00 p.m. the day before).
- Properties located in the Waste Pro (WP) service area receive automated garbage and recycling collection. Please visit <https://www.jacksonville.gov/departments/public-works/solid-waste/automated-services> for more information.
- Meridian Waste (MW) service areas receive automated recycling collection.
- Call 630- CITY (2489) to request tire/appliance collection.

**Billing/Invoicing and Account Information**

- Initial setup of a multifamily or commercial account is made by contacting staff with the Solid Waste Division.
- The cost for garbage and yard waste services is \$178.81 per unit, billed annually. The cost for yard waste only collection is \$45.40.
- The service period is based on the City of Jacksonville's fiscal year – from October 1<sup>st</sup> of the current year to September 30<sup>th</sup> of the following year. Multifamily and commercial customers signing up for services during the current service period may receive a prorated invoice.
- Annual invoices are automatically generated each October once the account is established.
- Please notify us immediately, in writing at [SWAdmin@coj.net](mailto:SWAdmin@coj.net), or by postal mail, of any billing changes in order to update your account.
- Unpaid invoices are sent to collections.
- Authorization to refund or adjust an invoice is determined by the Solid Waste Division.
- It can take up to **two weeks after initial payment is received** by the Solid Waste Division for the account to become fully active.

**Cancellation Provision**

- You have the right to cancel our services at any time however, cancellation requests must be in writing (or emailed to [SWAdmin@coj.net](mailto:SWAdmin@coj.net)) and addressed to the Office of Administrative Services, Solid Waste Division, 1031 Superior St., Jacksonville, FL 32254, Attn: Cancellation - Waste Collection Services. **The prorated amount of paid fees or refund will be for all FULL months remaining after the date the Solid Waste Division receives the cancellation notice.** In cases where a business or church closed, please include documentation of the date the closing became effective. If the cancellation involves a change in property ownership, it would be helpful to inform the new owner that the Solid Waste Division has been notified to cancel waste collection services under the previous owner's name. The new owner has the option to receive services by contacting our office to setup a new account or contract with a commercial waste hauler for proper disposal of waste. Customers cancelling services who have opted by other means to have their waste collected must demonstrate proof of proper disposal per Section 380.202 of the Municipal Code; please send to the Solid Waste Division at the address noted above.

Please remit payment, made payable to **TAX COLLECTOR**, with your application. Waste collection services will commence within two weeks after both your application and payment have been received. Thank you for giving us the opportunity to provide your waste collection services.

**Please return to:**  
Office of Administrative Services  
Solid Waste Division  
1031 Superior Street  
Jacksonville, FL 32254

Billing inquiries and initial setup for new accounts please email us at [SWAdmin@coj.net](mailto:SWAdmin@coj.net) or call 904-630-CITY (2489).

Service requests and collection inquiries: 904-630-CITY (2489).

# INVOICE

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

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



## Bill to

Seaton Creek CDD  
15561 Seaton Creek Dr.  
Jacksonville, FL 32218

## Invoice details

Invoice no.: 4360  
Terms: Net 30  
Invoice date: 08/25/2025  
Due date: 09/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: SEPTEMBER	1	\$1,400.00	\$1,400.00
2.	<b>TRICHLOR</b>	PER LB	65	\$7.95	\$516.75
3.	<b>LIQUID BLEACH</b>	PER GAL	235	\$4.75	\$1,116.25
4.	<b>SULFURIC ACID</b>	PER GAL	15	\$8.70	\$130.50

**Total** **\$3,163.50**

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

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services f  
Seaton Creek Reserve CDD  
Date: 8-26-25  
Acct. # 001.320.57200.45300



**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 14  
**Invoice Date:** 9/1/25  
**Due Date:** 9/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Field Management - September 2025 001.320.57200.34000		1,500.00	1,500.00
Janitorial - September 2025 001.320.57200.34200		850.00	850.00
Amenity Management Services - September 2025 001.320.57200.34001		3,116.67	3,116.67
<i>Alison Moring</i> 9-3-25			

<b>Total</b>	<b>\$5,466.67</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,466.67</b>

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 16

**Invoice Date:** 8/31/25

**Due Date:** 8/31/25

**Case:**

**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pool Monitor through August 2025	269.84	25.00	6,746.00
001.320.57200.45100			
<i>Alison Morsing</i> <i>9-5-25</i>			

<b>Total</b>	\$6,746.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$6,746.00

**SEATON CREEK CDD**

**POOL MONITOR**

<b><u>Qty./Hours</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
269.84	Pool Monitor	\$ 25.00	\$ 6,746.00

Covers August 2025

TOTAL DUE:

\$ 6,746.00

**SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT  
POOL MONITOR BILLABLE HOURS FOR AUGUST 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	3.08	T.M.	Pool Monitor
8/2/25	5.83	D.M.	Pool Monitor
8/2/25	2.67	A.T.	Pool Monitor
8/3/25	5.03	A.C.	Pool Monitor
8/3/25	5	D.M.	Pool Monitor
8/4/25	3.8	A.T.	Pool Monitor
8/4/25	5.08	D.M.	Pool Monitor
8/5/25	5.02	D.M.	Pool Monitor
8/5/25	3.98	A.T.	Pool Monitor
8/6/25	4.77	D.M.	Pool Monitor
8/6/25	4.97	A.T.	Pool Monitor
8/7/25	4.12	A.T.	Pool Monitor
8/7/25	5.05	A.C.	Pool Monitor
8/8/25	2.84	A.T.	Pool Monitor
8/9/25	4.93	T.M.	Pool Monitor
8/9/25	5.37	D.M.	Pool Monitor
8/10/25	5.22	T.M.	Pool Monitor
8/10/25	5.05	D.M.	Pool Monitor
8/11/25	4.2	A.T.	Pool Monitor
8/11/25	5.38	D.M.	Pool Monitor
8/12/25	4.72	A.T.	Pool Monitor
8/12/25	5	D.M.	Pool Monitor
8/13/25	4.42	A.T.	Pool Monitor
8/13/25	4.63	A.C.	Pool Monitor
8/14/25	4.52	A.T.	Pool Monitor
8/14/25	5.02	A.C.	Pool Monitor
8/15/25	5.18	D.M.	Pool Monitor
8/15/25	5.08	A.C.	Pool Monitor
8/16/25	5.25	T.M.	Pool Monitor
8/17/25	5.07	A.C.	Pool Monitor
8/17/25	5	A.C.	Pool Monitor
8/18/25	5.12	D.M.	Pool Monitor
8/19/25	4.32	A.T.	Pool Monitor
8/19/25	5	A.C.	Pool Monitor
8/20/25	4.72	A.T.	Pool Monitor
8/20/25	5	D.M.	Pool Monitor
8/21/25	2.57	A.T.	Pool Monitor
8/21/25	5	D.M.	Pool Monitor
8/22/25	5.08	A.C.	Pool Monitor
8/22/25	2	A.T.	Pool Monitor
8/23/25	5.32	T.M.	Pool Monitor
8/23/25	5	D.M.	Pool Monitor
8/24/25	5.07	D.M.	Pool Monitor
8/24/25	5.02	A.C.	Pool Monitor
8/25/25	5.03	D.M.	Pool Monitor
8/25/25	5.03	A.C.	Pool Monitor
8/26/25	4.95	D.M.	Pool Monitor
8/26/25	5.13	A.T.	Pool Monitor
8/27/25	4.43	D.M.	Pool Monitor
8/27/25	2.33	A.T.	Pool Monitor
8/28/25	5.03	A.C.	Pool Monitor
8/28/25	4.73	A.T.	Pool Monitor
8/29/25	5.02	D.M.	Pool Monitor
8/29/25	5.08	A.T.	Pool Monitor
8/30/25	9.38	A.T.	Pool Monitor
8/31/25	5	D.M.	Pool Monitor
8/31/25	4.2	A.T.	Pool Monitor

**GRAND TOTAL** 269.84

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

August 28, 2025

**Date**

**Attn:** Sarah Sweeting

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092

001.310.51300.48000

---

<b>Serial #</b> <u>25-04979D</u>	<b>PO/File #</b> _____	<u>\$82.50</u>
Notice of Meeting		<b>Payment Due</b>
_____		<u>\$82.50</u>
Seaton Creek Community Development District		<b>Publication Fee</b>
_____		<b>Amount Paid</b>
<b>Case Number</b> _____		
<b>Publication Dates</b> <u>8/28</u>		<b>Payment Due Upon Receipt</b>
<b>County</b> <u>Duval</u>		For your convenience, you may remit payment online at <a href="http://www.jaxdailyrecord.com/send-payment">www.jaxdailyrecord.com/send-payment</a> .

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

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

**NOTICE OF MEETING  
SEATON CREEK RESERVE  
COMMUNITY  
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District will be held on **Thursday, September 11, 2025 at 11:00 a.m.** Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
Aug. 28                      00 (25-04979D)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3612569

Client Matter No. 18223-6

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Seaton Creek Reserve CDD

Meritus Districts

Suite 120

2005 Pan Am Circle

Tampa, FL 33607

Invoice No. 3612569

18223-6

Re: 2025 Project Construction

For Professional Legal Services Rendered

03/13/25	W. Haber	0.60	216.00	Begin preparing acquisition package
03/14/25	K. Jusevitch	1.60	264.00	Prepare acquisition documents and confer with Haber
04/08/25	W. Haber	0.60	216.00	Review and revise acquisition package; confer with Schaeffer regarding same
04/17/25	W. Haber	0.20	72.00	Confer with Schaeffer regarding acquisition

TOTAL HOURS 3.00

TOTAL FOR SERVICES RENDERED \$768.00

TOTAL CURRENT AMOUNT DUE \$768.00

001.300.13100.10000 \$768.00  
031.600.53800.60000 \$768.00  
031.600.20700.10000 (\$768.00)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3612571

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek Reserve CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3612571  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/25	W. Haber	0.40	144.00	Review and respond to inquiry regarding budget approval resolution; review same
05/06/25	W. Haber	0.20	72.00	Review and respond to inquiry regarding plat
05/08/25	K. Magee	1.00	280.00	Prepare for and attend Board of Supervisors meeting via phone
05/13/25	W. Haber	0.40	144.00	Review inquiry regarding amenity facility policies; confer with Oliver regarding same
05/13/25	K. Jusevitch	0.70	115.50	Correspond with district manager; prepare budget hearing notices and confer with Haber
05/13/25	K. Magee	0.40	112.00	Draft notice of non renewal for VerdeGo
05/14/25	W. Haber	0.20	72.00	Review and respond to auditor inquiry
05/16/25	W. Haber	0.60	216.00	Respond to auditor inquiry; review and revise budget notices



**KUTAK ROCK LLP**

Seaton Creek Reserve CDD  
August 25, 2025  
Client Matter No. 18223-1  
Invoice No. 3612571  
Page 2

05/16/25	K. Jusevitch	0.40	66.00	Confer with Magee and correspond with district manager regarding budget hearing notices; update client file
05/16/25	K. Magee	0.40	112.00	Review and distribute draft budget notices
05/17/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/19/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
05/21/25	K. Magee	0.20	56.00	Review and respond to correspondence from district manager regarding budget notices
05/29/25	W. Haber	0.40	144.00	Review correspondence and proposal for landscape maintenance agreement
05/30/25	W. Haber	0.60	216.00	Prepare landscape maintenance agreement; confer with Contractor regarding revisions to same
06/04/25	W. Haber	0.70	252.00	Review agreement for wi-fi service; prepare addendum to same
06/17/25	W. Haber	0.30	108.00	Review revisions to HotWire agreement and confer with Rogers regarding same
06/25/25	A. Cox	1.00	165.00	Prepare Termination Letter regarding field services and confer with Jusevitch regarding same; revise termination letter and confer with Haber regarding same
06/25/25	K. Jusevitch	0.20	33.00	Confer with Cox regarding termination letter
TOTAL HOURS		8.80		
TOTAL FOR SERVICES RENDERED				\$2,451.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,451.00</u>

001.310.51300.31500

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.  
Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

Seaton Creek Reserve CDD  
c/o Government Management Services, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731659	8/28/2025	\$605.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000007316599001000000030300300000006050078

Please Return this invoice with your payment and  
notify us of any changes to your contact information.

**Seaton Creek Reserve CDD**  
**Invoice Due Date 8/28/2025**

**1418 Gwinnett Ln Jacksonville, FL 32218**  
**Invoice 2056404**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/28/2025	Water Management - Monthly		\$605.00	\$0.00	\$605.00

001.320.53800.46800

Treated for algae in ponds 1,2,3&5  
Treated for aquatic weeds in ponds 1,2&5  
Treated for shoreline weeds in ponds 1&2  
Dye added to pond 5

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

<b>Credits</b>	\$0.00
<b>Adjustment</b>	\$0.00

**AMOUNT DUE**

**Total Account Balance including this invoice:**

\$605.00

**This Invoice Total:**

\$605.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 731659  
**Portal Registration #:** A66C9B1C  
**Customer E-mail(s):** InframarkCMS@payableslockbox.com,shenning@gmssf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 166737

Date	PO#
08/25/25	
Due Date	Terms
9/24/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
------	--------

**Job #172458 - Seaton Creek Reserve - Irrigation repairs proposed during June Inspection - start up**

Item	Amount
<b>Irrigation Repair</b>	<b>\$1,608.00</b>
Diagnosed and traced cut wire to entry way, 5 hrs- zone 25-35	1.00 Each \$450.00 \$450.00
Repaired lateral line break up to 1 1/2" pipe - zone 15	1.00 Each \$225.00 \$225.00
Repaired lateral line break up to 1" pipe - zone 3	1.00 Each \$175.00 \$175.00
Repaired lateral line break up to 1/2" pipe - zone 14	1.00 Each \$80.00 \$80.00
Repaired lateral line break up to 1/2" pipe - zone 21	1.00 Each \$80.00 \$80.00
Replaced 5" rotor with nozzle - zone 19	2.00 Each \$43.00 \$86.00
Replaced 5" rotor with nozzle - zone 24	1.00 Each \$43.00 \$43.00
Replaced 6" spray with nozzle - zone 11	1.00 Each \$28.00 \$28.00
Replaced 6" spray with nozzle - zone 12	1.00 Each \$28.00 \$28.00
Replaced 6" spray with nozzle - zone 16	1.00 Each \$28.00 \$28.00
Replaced 6" spray with nozzle - zone 17	1.00 Each \$28.00 \$28.00
Replaced 6" spray with nozzle - zone 18	2.00 Each \$28.00 \$56.00
Replaced 6" spray with nozzle - zone 21	4.00 Each \$28.00 \$112.00
Replaced 6" spray with nozzle - zone 22	2.00 Each \$28.00 \$56.00
Replaced 6" spray with nozzle - zone 7	1.00 Each \$28.00 \$28.00
Replaced broken nozzle - zone 10	2.00 Each \$5.00 \$10.00
Replaced broken nozzle - zone 12	1.00 Each \$5.00 \$5.00
Replaced broken nozzle - zone 17	1.00 Each \$5.00 \$5.00
Replaced broken nozzle - zone 21	1.00 Each \$5.00 \$5.00
Replaced broken nozzle - zone 3	8.00 Each \$5.00 \$40.00
Replaced broken nozzle - zone 6	8.00 Each \$5.00 \$40.00

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 8-26-25  
Acct. # 001.320.53800.35000

*Thank you for your business.*

**REMIT PAYMENT TO:**  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,608.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,608.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,608.00</b>



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212



7874297



000003342 02 SP 106481495143396 P

Seaton Creek Reserve CDD  
c/o GMS - South Florida, LLC  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
United States





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 7874297  
 Account Number: 215439000  
 Invoice Date: 08/25/2025  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

Seaton Creek Reserve CDD  
 c/o GMS - South Florida, LLC  
 5385 N. Nob Hill Road  
 Sunrise, FL 33351  
 United States

Seaton Creek Reserve Community Development District Special Assessment Bonds, Series 2023  
 (Assessment Area One) 1234567

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Seaton Creek Reserve Community Development  
 District Special Assessment Bonds, Series 2023  
 (Assessment Area One) 1234567

Invoice Number:	7874297
Account Number:	215439000
Current Due:	\$4,256.13
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

U.S. Bank  
 ABA # 091000022  
 Acct # 1-801-5013-5135  
 Trust Acct # 215439000  
 Invoice # 7874297  
 Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
 CM-9690  
 PO BOX 70870  
 St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 7874297  
 Invoice Date: 08/25/2025  
 Account Number: 215439000  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

Seaton Creek Reserve Community Development  
 District Special Assessment Bonds, Series 2023  
 (Assessment Area One) 1234567

Accounts Included 215439000 215439001 215439002 215439003 215439004 215439005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 08/01/2025 to 07/31/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>

August 2025  
 001.310.51300.32300 \$709.36  
 001.300.15500.10000 \$3546.77



\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: September 11, 2025  
 Invoice Number 2025-7376  
 Net 15 days

Chairwoman Zenzi Rogers  
**Seaton Creek Reserve CDD**  
 2005 Pan Am Circle, Ste. 300  
 Tampa, FL 33607-6008  
[InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)

**Reference: District Engineer**  
**Seaton Creek Reserve CDD, Duval County, FL**  
**DEG Project Number 2086.055**

**Task 1 District Engineer**

**Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$125	4	\$500.00
Professional Engineer	\$145	2	\$290.00
Principal	\$205	2	\$410.00
<b>TOTAL</b>		<b>8</b>	<b>\$1200.00</b>

**1. Worked with CDD council on documents to fund work in place.**

**Task 2 Master Engineer's Report**

**\$10,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$10,000.00	0	\$10,000.00	100	\$10,000.00	\$10,000.00	<b>\$0.00</b>



**Task 3 Supplemental Engineer's Report (each separate bond issuance) \$5,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$5,000.00	0	\$5,000.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Total Amount Due \$1,200.00**

001.310.51300.31100

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
 St. Augustine, FL 32092

**Invoice**

**Invoice #:** 15  
**Invoice Date:** 9/1/25  
**Due Date:** 9/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025	001.310.51300.34000	3,825.00	3,825.00
Website Administration - September 2025	001.310.51300.35100	33.33	33.33
Information Technology - September 2025	001.310.51300.35101	66.67	66.67
Dissemination Agent Services -September 2025	001.310.51300.31300	416.67	416.67
Copies	001.310.51300.42500	0.15	0.15
Telephone	001.310.51300.41000	36.18	36.18
<b>Total</b>			<b>\$4,378.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,378.00</b>

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 17  
**Invoice Date:** 9/11/25  
**Due Date:** 9/11/25  
**Case:**  
**P.O. Number:**

**Bill To:**  
Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		437.13	437.13
001.320.57200.52000			

<b>Total</b>	\$437.13
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$437.13

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Service  
for Seaton Creek Reserve CDD  
Date: 9-16-25

*Alison Morsing*  
9-17-25

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SC				
SEATON CREEK				
	7/31/25	Constant Contact	317.40	K.M.
	8/7/25	42 Gallon Trash Bags 50ct	36.88	K.M.
	8/19/25	Filing Cabinet	82.85	K.M.
<b>TOTAL</b>			<b><u>\$437.13</u></b>	



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 165620

Date	PO#
08/15/25	
Due Date	Terms
9/14/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service
475 West Town Place
Suite 114
St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM)
1418 Gwinnett Ln
Jacksonville, FL 32218

Item	Amount
Job #181723 - Seaton Creek Clubhouse Landscape Maintenance August 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b>	\$ 1,604	\$ 19,248
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.		
<b>Irrigation Inspections - 12x</b>	\$ 123	\$ 1,476
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
<b>Fertilization &amp; Chemical Treatments</b>	\$ 267	\$ 3,204
Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications		
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

001.300.15500.10000 (\$1994.00)  
Sept 2025

\*\*Enter invoice as a credit. This service was billed twice and paid twice. INV#163490 and INV#165620.

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 168567

Date	PO#
09/03/25	
Due Date	Terms
10/3/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #99480 - Seaton Creek Reserve CDD Landscape Maintenance September 2025	\$12,723.00

Landscape Management Proposal Phases 1-3

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$84,420
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$3,540
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 6x Shrub Fertilization & Pest Control Applications	\$3,876
<b>Total for Landscape Maintenance</b>	\$91,836

Landscape Management Proposal Phases 4a and 4b

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$52,500
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$2,160
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$6,180
<b>Total for Landscape Maintenance</b>	\$60,840

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 9-8-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$12,723.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$12,723.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,723.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 168568

Date	PO#
09/03/25	
Due Date	Terms
10/3/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #181723 - Seaton Creek Clubhouse Landscape Maintenance September 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services f  
Seaton Creek Reserve CDD  
Date: 9-8-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>

# INVOICE

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

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



## Bill to

Seaton Creek CDD  
15561 Seaton Creek Dr.  
Jacksonville, FL 32218

## Invoice details

Invoice no.: 4467  
Terms: Net 30  
Invoice date: 09/25/2025  
Due date: 10/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: OCTOBER	1	\$1,400.00	\$1,400.00
2.	<b>LIQUID BLEACH</b>	PER GAL	225	\$4.75	\$1,068.75

**Total** **\$2,468.75**

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

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 9-26-25  
Acct. # 001.320.57200.45300



# INVOICE



<b>Customer</b>	Seaton Creek Reserve Community Development District
<b>Acct #</b>	1159
<b>Date</b>	09/26/2025
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Seaton Creek Reserve Community Development District  
 c/o GMS North  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
<b>Invoice Summary</b>	\$ 28,538.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#30269
	100125866

Thank You

Please detach and return with payment



Customer: Seaton Creek Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
30269	10/01/2025	Renew policy	Policy #100125866 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/26/2025  001.310.51300.45000 \$5732.00 001.320.57200.45000 \$22,806.00  October 2025	28,538.00

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

Total	
\$	28,538.00

Thank You

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

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	accounting@egisadvisors.com	09/26/2025

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 19  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - October 2025	001.310.51300.34000	3,825.00	3,825.00
Website Administration - October 2025	001.310.51300.35100	33.33	33.33
Information Technology - October 2025	001.310.51300.35101	66.67	66.67
Dissemination Agent Services -October 2025	001.310.51300.31300	416.67	416.67
Copies	001.310.51300.42500	19.20	19.20

**Total** \$4,360.87

**Payments/Credits** \$0.00

**Balance Due** \$4,360.87

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 20  
**Invoice Date:** 9/15/25  
**Due Date:** 9/15/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026  001.310.51300.31400 Oct 2025		2,500.00	2,500.00

**Total** \$2,500.00

**Payments/Credits** \$0.00

**Balance Due** \$2,500.00

**Hampton Inn & Suites Jacksonville Airport**

13551 Airport Ct. Jacksonville, FL 32218 Phone: (904) 741-4001 Fax: (904) 741-4070

Company Name	Seaton Creek Reserve CDD	Event Type	Meeting
Group Contact	Sarah Sweeting	Event Date(s)	November 13, 2025
Address		Event Time	11am-2pm
City, ST Zip		Number Attendees	25
Tax Exempt Certi		Date Booked:	July 22, 2025
Phone	904-940-5850	CONTRACT DUE BY	August 22, 2025
Email	ssweeting@gmsnf.com	Room Booking Cut off Date	August 22, 2025
Payment Method		Hotel Contact	Kedeisha Ferguson-Gilbert

Group Booking  Individual Booking  Booking Code: \_\_\_\_\_

Room Type	# of Rms	Arrival	Departure	Quoted Rate	Deposit Required
					\$
					<b>Deposit Due by</b>
					/ /

RENTAL INFORMATION	Rental Rate	20% Service Charge	7% Tax	Sub-Total	Deposit Required
Event Room	\$300.00	\$60.00	\$25.20	\$385.20	\$
Audio/Visual		\$0.00	\$0.00	\$0.00	<b>Deposit Due by</b> / /
Food Est.		\$0.00	\$0.00	\$0.00	
Beverage Est.		\$0.00	\$0.00	\$0.00	
<b>TOTALS</b>		\$60.00	\$25.20	\$385.20	

**Event Rm 1:** Concourse A

Dates	Hours	Setup Style	# of pp
13-Nov-25	11 am-2pm	classroom	25

**Event Rm 2:**

Dates	Hours	Setup Style	# of pp

Audio Visual Equipment		Other Equipment	
Breakfast		AM Break	
Lunch		PM Break	
Dinner		Beverage	

Special Instructions:  
Complementary water station.

*I have read the above arrangements and agree to the attached Hotel Group Sales & Catering Terms and Conditions.*

Kedeisha Ferguson-Gilbert 07/22/2025

## HOTEL GROUP SALES & CATERING TERMS AND CONDITIONS

**Accommodations:** The Function Room / guest rooms information listed in this contract is based upon information received by our Sales Department. Please review the information to ensure its correctness. The space(s) indicated will NOT be removed from General Sales unless a signed contract is received by the Hotel by the due date listed. If a signed contract is not received by the due date, a new contract may be required. We request that all reservations be made by the method indicated no later than the cut-off date listed on the front of this form. After the cut-off date, we reserve the right to offer rooms held in your block to other customers to reduce our losses from unused rooms. Reservations by your attendees after the cut-off date may or may not be accepted by the hotel.

**Pricing:** The group contract price is based upon the rate currently in effect. Changes in the original booking may cause a price adjustment. After a group has arrived, deviations or changes requested by the group must be signed for by the group leader traveling with the group. Payment for any additional changes signed for by the group leader is the responsibility of the group.

**Amendments/Changes:** Any amendments or changes to the information contained within this contract must be submitted in writing, and approved by both parties. Changes made less than 72 hours prior are subject to a \$75 fee.

**Cancellations:** Cancellation of the Function Room Contract must be made no later than 7 days prior to the Event Date listed and confirmed in writing in order to receive a full refund of any deposits paid. Cancellations received less than 7 days prior to the Event Date forfeit any deposits paid, and will be charged the full amount of the Room Rental. Additional damages may be owed for cancellation of your banquet contract.

**Payments:** If a deposit is required, the amount and due date are listed. Cash payments and business checks must be received no later than 14 business days prior to Event. Credit card payment details will be processed after a signed contract has been received.

**Function Space:** We reserve the right to reassign specific function rooms reserved for you. You agree to confirm specific room assignments with us prior to printing any invitations or other materials listing specific room locations.

**Hotel Shuttle:** Please be advised that if the hotel has a shuttle, our shuttle is an airport shuttle. Delays may occur so do not rely solely on our shuttle as transportation for your group.

**Food & Beverage:** Final number of attendees and guarantees for Food & Beverage must be given to Hotel no less than 72 hours prior to Event date. Failure to communicate final numbers to Hotel will result in the preparation for the original number of attendees. The group will be charged for any excess attendees over contracted amount. Due to state law, you may not bring to the hotel alcoholic beverages. You must obtain prior approval from us before you bring in any food or non-alcoholic beverages from outside sources. If any Food & Beverage not arranged through the Hotel is brought in a \$5 per person per day Outside Catering Fee will be charged.

**Special Needs:** If you have a special need or issue please contact the manager on duty. We will make every attempt to accommodate the requirements.

**Personal Property & Baggage:** We are not responsible for any loss or damage to your property and do not maintain insurance covering it.

**Damages:** Any damage to the rooms and/or other areas of the hotel property including walls, floors, ceilings, countertops, light fixtures, audio/visual equipment, food and beverage equipment, any other equipment or furniture caused by the group or group's members is the responsibility of the contracting group. Additional charges will be assessed for the damages, unusual wear and tear and missing items and charged accordingly.

**Liability to other Guests:** Should the Hotel be required to reimburse any of its overnight guests due to noise, unruly behavior or any other disturbance on the part of any attendee(s) of the Event, it is agreed that the contracting party shall be liable to the Hotel for any and all refunds given, and that the Hotel shall have the right to charge said amount(s) direct to the Event's account for full reimbursement.

**Hotel Rules and Regulations:** No Event shall start prior to 8am and end past 10pm, unless special arrangements have been made with the Hotel. Rules and Hours of Operation are posted in the appropriate areas throughout the rest of the Hotel. For the safety and consideration of all our guests, the Hotel asks that you comply. NO DJ's are allowed.

**Indemnification:** To the extent permitted by law, you agree to protect, indemnify, defend and hold harmless the hotel, Franchise Flag, and the owner of the hotel, and their respective employees and agents against all claims, losses or damages to persons or property, governmental charges or fines, and costs (including reasonable attorney's fees), arising out of or connected with your function, except those claims arising out of the sole negligence or willful misconduct of the hotel.

**Governing Law:** This contract shall be construed and interpreted in accordance with the laws of the state in which the hotel is located.

**Promotional Considerations:** We have the right to review and approve any advertisements or promotional materials in connection with your function which specifically reference to the hotel name or logo.

**Attorney's Fees:** The parties agree in the event that any dispute arises in any way relating to or arising out of this contract, the prevailing party in any arbitration or court proceeding will be entitled to recover an award of it's reasonable attorney's fees and costs.

**Arbitration:** The parties agree that any dispute in any way arising out of or relating to this contract may be resolved by arbitration. The parties further agree that any arbitration proceeding they may conduct reasonable discovery pursuant to the Federal Rules of Civil Procedure, that the law of the state in which the hotel is located will be the governing law, and any arbitration award will be enforceable in state or federal court.

**Amendments/Changes:** Any amendments or changes to the arrangements described in this contract must be made in writing, signed by both you and hotel.

***I have read, agree and will comply with all the Terms and Conditions set forth above,***

Kedeisha Ferguson-Gilbert 07/22/2025

---

Client Signature, Name & Title

Date

---

Hotel Representative, Name & Title

Date

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

Seaton Creek Reserve CDD  
c/o Government Management Services, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

ACCOUNT NUMBER              DATE                      BALANCE  
731659                              9/26/2025                      \$605.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000007316599001000000031116400000006050078

Please Return this invoice with your payment and notify us of any changes to your contact information.

**Seaton Creek Reserve CDD                      1418 Gwinnett Ln Jacksonville, FL 32218**  
**Invoice Due Date 9/26/2025                      Invoice 2065029                      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/26/2025	Water Management - Monthly		\$605.00	\$0.00	\$605.00

Treated ponds 1,2,3&5 for algae and aquatic weeds  
Please contact me directly for any questions or requests at (904)228-8002

**Approved**  
**Kelly Mullins, Amenity Manager**  
**Governmental Management Services f**  
**Seaton Creek Reserve CDD**  
**Date: 9-30-25**  
**Acct. # 001.320.53800.46800**

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

<b>Credits</b>	\$0.00
<b>Adjustment</b>	\$0.00
<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:** \$605.00              **This Invoice Total:** \$605.00

Click the "Pay Now" link to submit payment by ACH

**Customer #:** 731659  
**Portal Registration #:** A66C9B1C  
**Customer E-mail(s):** InframarkCMS@payableslockbox.com,shenning@gmssf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 173893

Date	PO#
09/30/25	
Due Date	Terms
10/30/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville , FL 32218

Item	Amount
Job #184478 - Seaton Creek Reserve CDD Additional Areas Landscape Maintenance September 2025	\$640.00

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 10-6-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$640.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$640.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$640.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 173950

Date	PO#
10/06/25	
Due Date	Terms
11/5/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #99480 - Seaton Creek Reserve CDD Landscape Maintenance October 2025	\$12,723.00

Landscape Management Proposal Phases 1-3

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$84,420
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$3,540
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 6x Shrub Fertilization & Pest Control Applications	\$3,876
<b>Total for Landscape Maintenance</b>	\$91,836

Landscape Management Proposal Phases 4a and 4b

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$52,500
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$2,160
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$6,180
<b>Total for Landscape Maintenance</b>	\$60,840

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services f  
Seaton Creek Reserve CDD  
Date: 10-6-25  
Acct. # 001.320.53800.46200

Subtotal	\$12,723.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$12,723.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,723.00</b>





12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 173951

Date	PO#
10/06/25	
Due Date	Terms
11/5/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #181723 - Seaton Creek Clubhouse Landscape Maintenance October 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 10-6-25  
Acct. # 001.320.53800.46200  
57200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 173953

Date	PO#
10/06/25	
Due Date	Terms
11/5/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville , FL 32218

Item	Amount
Job #184478 - Seaton Creek Reserve CDD Additional Areas Landscape Maintenance October 2025	\$640.00

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 10-6-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$640.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$640.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$640.00</b>

Employer identification number (EIN)   -

Name (not your trade name)

Trade name (if any)

Address   
Number Street Suite or room number

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2025**  
 (Check one.)

1: January, February, March  
 2: April, May, June  
 3: July, August, September  
 4: October, November, December

Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1:** Answer these questions for this quarter. Employers in American Samoa, Guam, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, and Puerto Rico can skip lines 2 and 3, unless you have employees who are subject to U.S. income tax withholding.

1	Number of employees who received wages, tips, or other compensation for the pay period including: Mar. 12 (Quarter 1), June 12 (Quarter 2), Sept. 12 (Quarter 3), or Dec. 12 (Quarter 4)	1	<input type="text" value="3"/>
2	Wages, tips, and other compensation	2	<input type="text" value="1200.00"/>
3	Federal income tax withheld from wages, tips, and other compensation	3	<input type="text" value="0.00"/>
4	If no wages, tips, and other compensation are subject to social security or Medicare tax	<input type="checkbox"/> Check here and go to line 6.	

	Column 1		Column 2
5a	Taxable social security wages	<input type="text" value="1200.00"/> × 0.124 =	<input type="text" value="148.80"/>
5b	Taxable social security tips	<input type="text" value="0.00"/> × 0.124 =	<input type="text" value="0.00"/>
5c	Taxable Medicare wages & tips	<input type="text" value="1200.00"/> × 0.029 =	<input type="text" value="34.80"/>
5d	Taxable wages & tips subject to Additional Medicare Tax withholding	<input type="text" value="0.00"/> × 0.009 =	<input type="text" value="0.00"/>
5e	Total social security and Medicare taxes. Add Column 2 from lines 5a, 5b, 5c, and 5d	5e	<input type="text" value="183.60"/>
5f	Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	5f	<input type="text" value="0.00"/>
6	Total taxes before adjustments. Add lines 3, 5e, and 5f	6	<input type="text" value="183.60"/>
7	Current quarter's adjustment for fractions of cents	7	<input type="text" value="0.00"/>
8	Current quarter's adjustment for sick pay	8	<input type="text" value="0.00"/>
9	Current quarter's adjustments for tips and group-term life insurance	9	<input type="text" value="0.00"/>
10	Total taxes after adjustments. Combine lines 6 through 9	10	<input type="text" value="183.60"/>
11	Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	11	<input type="text" value="0.00"/>
12	Total taxes after adjustments and nonrefundable credits. Subtract line 11 from line 10	12	<input type="text" value="183.60"/>
13	Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), or 944-X filed in the current quarter	13	<input type="text" value="0.00"/>
14	Balance due. If line 12 is more than line 13, enter the difference and see instructions	14	<input type="text" value="183.60"/>
15	Overpayment. If line 13 is more than line 12, enter the difference	<input type="text" value="0.00"/>	Check one: <input type="checkbox"/> Apply to next return. <input type="checkbox"/> Send a refund.

Name (not your trade name) Seaton Creek Reserve Community Development District Employer identification number (EIN) 87 - 3058718

Part 2: Tell us about your deposit schedule and tax liability for this quarter.

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

- 16 Check one: [X] Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter. [ ] You were a monthly schedule depositor for the entire quarter.

Tax liability: Month 1, Month 2, Month 3, Total liability for quarter

- [ ] You were a semiweekly schedule depositor for any part of this quarter. Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.

- 17 If your business has closed or you stopped paying wages [ ] Check here and enter the final date you paid wages [ ] / [ ] / [ ] ; also attach a statement to your return. See instructions. 18 If you're a seasonal employer and you don't have to file a return for every quarter of the year [ ] Check here.

Part 4: May we speak with your third-party designee?

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

[ ] Yes. Designee's name and phone number [ ] [ ]

Select a 5-digit personal identification number (PIN) to use when talking to the IRS. [ ] [ ] [ ] [ ] [ ]

- [X] No.

Part 5: Sign here. You MUST complete both pages of Form 941 and SIGN it.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign your name here

Sharyn Henning

Print your name here Sharyn Henning

Print your title here District Accountant

Date 10/31/25

Best daytime phone 954-721-8681 x205

Paid Preparer Use Only

Check if you're self-employed [ ]

Preparer's name, Preparer's signature, Firm's name (or yours if self-employed), Address, City, State, ZIP code, PTIN, Date, EIN, Phone

# Form 941-V, Payment Voucher

## Purpose of Form


Complete Form 941-V if you're making a payment with Form 941. We will use the completed voucher to credit your payment more promptly and accurately, and to improve our service to you.

## Making Payments With Form 941

To avoid a penalty, make your payment with Form 941 **only if**:

- Your total taxes after adjustments and nonrefundable credits (Form 941, line 12) for either the current quarter or the preceding quarter are less than \$2,500, you didn't incur a \$100,000 next-day deposit obligation during the current quarter, and you're paying in full with a timely filed return; or
- You're a monthly schedule depositor making a payment in accordance with the accuracy of deposits rule. See section 11 of Pub. 15 for details. In this case, the amount of your payment may be \$2,500 or more.

Otherwise, you must make deposits by electronic funds transfer. See section 11 of Pub. 15 for deposit instructions. Don't use Form 941-V to make federal tax deposits.

 **Use Form 941-V when making any payment with Form 941. However, if you pay an amount with Form 941 that should've been deposited, you may be subject to a penalty. See Deposit Penalties in section 11 of Pub. 15.**

## Specific Instructions

**Box 1—Employer identification number (EIN).** If you don't have an EIN, you may apply for one online by going to [www.irs.gov/EIN](http://www.irs.gov/EIN). You may also apply for an EIN by faxing or mailing Form SS-4 to the IRS. If you haven't received your EIN by the due date of Form 941, write "Applied For" and the date you applied in this entry space.

**Box 2—Amount paid.** Enter the amount paid with Form 941.

**Box 3—Tax period.** Darken the circle identifying the quarter for which the payment is made. Darken only one circle.

**Box 4—Name and address.** Enter your name and address as shown on Form 941.

- Enclose your check or money order made payable to "United States Treasury." Be sure to enter your EIN, "Form 941," and the tax period ("1st Quarter 2025," "2nd Quarter 2025," "3rd Quarter 2025," or "4th Quarter 2025") on your check or money order. Don't send cash. Don't staple Form 941-V or your payment to Form 941 (or to each other).

- Detach Form 941-V and send it with your payment and Form 941 to the address in the Instructions for Form 941.

**Note:** You must also complete the entity information above Part 1 on Form 941.

-----  
**Detach Here and Mail With Your Payment and Form 941.**  
-----

<b>Form 941-V</b> Department of the Treasury Internal Revenue Service		<b>Payment Voucher</b> Don't staple this voucher or your payment to Form 941.		OMB No. 1545-0029 <b>2025</b>	
<b>1</b> Enter your employer identification number (EIN). 87 - 3058718		<b>2</b> Enter the amount of your payment. Make your check or money order payable to "United States Treasury."		Dollars	Cents
				183	60
<b>3</b> Tax Period		<b>4</b> Enter your business name (individual name if sole proprietor). Seaton Creek Reserve Community Development District Enter your address. 475 West Town Place, Ste 114 Enter your city, state, and ZIP code; or your city, foreign country name, foreign province/county, and foreign postal code. St. Augustine, FL 32092			
<input type="radio"/> 1st Quarter	<input checked="" type="radio"/> 3rd Quarter				
<input type="radio"/> 2nd Quarter	<input type="radio"/> 4th Quarter				



# Invoice

Page	1/1
Date	10/1/2025
Reference	
Invoice Number	INV000008799

**Hidden Eyes LLC**  
**d/b/a Envera Systems**  
 P.O. Box 2086  
 Hicksville, NY 11802  
 (941) 556-0743

**Bill To**  
 Seaton Creek Reserve CDD  
 c/o Inframark  
 11555 Heron Bay Blvd, Ste 201  
 Coral Springs, FL, 33076

**Site**  
 Seaton Creek - Amenity  
 1418 Gwinnett Lane  
 Jacksonville, FL, 32218

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003163	ORD000000772	SER	003163AM	THORPEP		0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-SIC-0002 13.5 MHz Mifare Fob (1000pk)	100.00		10.00	1.00	0.00	900.00
CRED-SHIP Shipping Charge - Credentials	1	EA	15.00	0.00	0.00	15.00

**Approved**  
 Kelly Mullins, Amenity Manager  
 Governmental Management Services for  
 Seaton Creek Reserve CDD  
 Date: 10-17-25

If terms permit, where paying by check  
 Please make payable to Envera Systems  
 Remit to: P.O. Box 2086 Hicksville, NY 11802

**Tax Summary**  
 DUVA 0.00

Services	15.00
Items	1,000.00
Subtotal	1,015.00
Less Discount	100.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
<b>Total Due (USD)</b>	<b>915.00</b>

Due Date: 10/31/2025

Terms: Net 30 Days

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

**Invoice #:** 18  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Field Management - October 2025		1,500.00	1,500.00
Janitorial - October 2025		1,250.00	1,250.00
Amenity Management Services - October 2025		3,116.67	3,116.67

*Alison Morsing*  
10-6-25

<b>Total</b>	\$5,866.67
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,866.67

**Governmental Management Services, LLC**475 West Town Place, Suite 114  
St. Augustine, FL 32092**Invoice****Invoice #:** 21**Invoice Date:** 9/30/25**Due Date:** 9/30/25**Case:****P.O. Number:****Bill To:**Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pool Monitor through September 2025	115.42	25.00	2,885.50
<i>Alison Mossing</i> <i>10-8-25</i>			
<b>Total</b>		<b>\$2,885.50</b>	
<b>Payments/Credits</b>		<b>\$0.00</b>	
<b>Balance Due</b>		<b>\$2,885.50</b>	



**SEATON CREEK CDD**

**POOL MONITOR**

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
115.42	Pool Monitor	\$ 25.00	\$ 2,885.50

Covers September 2025

TOTAL DUE:

\$ 2,885.50

**SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT  
POOL MONITOR BILLABLE HOURS FOR SEPTEMBER 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	5	D.M.	Pool Monitor
9/1/25	5.05	A.C.	Pool Monitor
9/2/25	5.02	J.R.	Pool Monitor
9/2/25	5.02	D.M.	Pool Monitor
9/3/25	4.77	J.R.	Pool Monitor
9/3/25	5	D.M.	Pool Monitor
9/4/25	5.12	J.R.	Pool Monitor
9/4/25	5.02	A.C.	Pool Monitor
9/5/25	5.02	D.M.	Pool Monitor
9/5/25	5.03	A.C.	Pool Monitor
9/6/25	5.22	T.M.	Pool Monitor
9/6/25	5.02	D.M.	Pool Monitor
9/7/25	5.37	T.M.	Pool Monitor
9/7/25	4.83	D.M.	Pool Monitor
9/13/25	4.63	J.R.	Pool Monitor
9/13/25	5.07	A.T.	Pool Monitor
9/14/25	7.88	A.T.	Pool Monitor
9/20/25	7.25	A.T.	Pool Monitor
9/21/25	4.03	J.R.	Pool Monitor
9/27/25	8.02	A.C.	Pool Monitor
9/28/25	8.05	A.C.	Pool Monitor

**GRAND TOTAL** 115.42



Mitsubishi HC Capital America, Inc. P.O. Box 1880 Minneapolis MN 55480-1880

ADDRESS SERVICE REQUESTED

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRIC ATTN: ACCOUNTS PAYABLE 475 WEST TOWN PLACE # 114 SAINT AUGUSTINE FL 32092-3649

Remittance Section

Customer Number: 653873 Invoice Number: 8115191 Invoice Date: 10/14/2025 Invoice Due Date: 11/03/2025 Total Due: \$5,456.80 Amount Enclosed: \$

Mitsubishi HC Capital America, Inc. P.O. Box 1880 Minneapolis MN 55480-1880



008115191040653873000100005456802



Email: CustomerService@vendorservicesgroup.com Phone: 877-996-0270

Invoice Number: 8115191 Invoice Date: 10/14/2025 Invoice Due Date: 11/03/2025 Total Due: \$5,456.80

Important Messages

Our records indicate that your account is past due.

Your account is set up for automatic ACH. Please submit payment for past due charges. Your bank account will be debited for the current month's charges. Please advise your bank that payments will be pulled with Bank Company ID 1411934689.

Table with 8 columns: CONTRACT NUMBER, INVOICE DETAILS, PERIOD, CHARGE DESCRIPTION, DUE DATE, AMOUNT, SALES/USE TAX, TOTAL. Rows include payment details, late charges, and total due amounts.

City of Jacksonville, Florida

INVOICE



BILL TO

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE DRIVE SUITE 114
JACKSONVILLE, FL 32092
KELLY MULLINS
CUSTOMER NUMBER: 864318-729703

INVOICE NUMBER ARCO26001399

INVOICE DATE 10/8/2025

BILLING DEPT

OFFICE OF ADMINISTRATIVE SERVICES
SOLID WASTE DIVISION
1031 SUPERIOR STREET
JACKSONVILLE, FL 32254
904-630-2489
SWADMIN@COJ.NET

To pay online with a credit card, debit card or e-check, visit https://fips.coj.net

Table with 7 columns: SFX, QUANTITY, U/M, DESCRIPTION, UNIT PRICE, AMOUNT, PAYMENTS, ADJUST, BALANCE. Row 1: 01, 1, 1.00 EA, Garbage, Yard Waste, and Recycling, \$178.81, \$178.81, \$0.00, 0.00, \$178.81

PICKUP ADDRESS
15561 SEATON CREEK DRIVE
32218

Approved
Kelly Mullins, Amenity Manager
Governmental Management Services f
Seaton Creek Reserve CDD
Date: 10-16-25
Acct. # 001.320.57200.43300



INVOICE DUE AND PAYABLE UPON RECEIPT AMOUNT DUE: \$178.81

NOTE: Services may be terminated for failure to pay within thirty (30) days of the date of this invoice.

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collections. To cancel service you must send cancellation request in writing to the Billing Dept. shown above. Amount due will be prorated to the date cancellation notice is received.

RETURN BOTTOM PORTION OF THIS INVOICE WITH PAYMENT IN THE ENCLOSED ENVELOPE

INVOICE NUMBER: ARCO26001399

AMOUNT ENCLOSED: [ ]

MAKE CHECKS PAYABLE TO:

TAX COLLECTOR
231 E. FORSYTH ST.
SUITE 141
JACKSONVILLE, FL 32202

1Cloud COA
43101.157008.343403.000000.00000000.000000.00000000

AMOUNT
\$178.81

# INVOICE

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

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



**Bill to**  
Seaton Creek CDD  
15561 Seaton Creek Dr.  
Jacksonville, FL 32218

## Invoice details

Invoice no.: 4667  
Terms: Net 30  
Invoice date: 10/25/2025  
Due date: 11/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: NOVEMBER	1	\$1,260.00	\$1,260.00
2.	<b>LIQUID BLEACH</b>	PER GAL	200	\$4.75	\$950.00
3.	<b>SULFURIC ACID</b>	PER GAL	15	\$8.70	\$130.50
4.	<b>GRANULAR 90 TRICHLOR</b>	PER LB	10	\$10.85	\$108.50
5.	<b>MURIATIC ACID</b>	PER GAL	6	\$11.12	\$66.72
6.	<b>PHOSPHATE REMOVER</b>	PER OZ	24	\$1.85	\$44.40
7.	<b>PERLITE</b>	PERLITE FILTER MEDIA 25#, PER BAG	1	\$42.14	\$42.14
8.	<b>TILE SOAP</b>	PER GAL	1	\$76.65	\$76.65

**Total** **\$2,678.91**

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

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services f  
Seaton Creek Reserve CDD  
Date: 10-24-25  
Acct. # 001.320.57200.45300

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 22  
**Invoice Date:** 10/16/25  
**Due Date:** 10/16/25  
**Case:**  
**P.O. Number:**

**Bill To:**

Seaton Creek Reserve CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2025	001.320.57200.46000	40.00	40.00
Maintenance Supplies	001.320.57200.52000	57.71	57.71

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services f  
Seaton Creek Reserve CDD  
Date: 10-17-25

<b>Total</b>	<b>\$97.71</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$97.71</b>

*Alison Moxing*  
10-21-25

**SEATON CREEK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2025**

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/27/25	1	T.M.	Picked up trash receptacle, delivers and installed in trash enclosure
<b>TOTAL</b>	<u>1</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 10/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SC SEATON CREEK				
	9/17/25	2 Keys for Closets	9.89	K.M.
	9/17/25	2 Keys for Doors	9.89	K.M.
	9/19/25	Pool Test Kit	37.93	K.M.
			<b>TOTAL</b>	
			<u><u>\$57.71</u></u>	



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

October 30, 2025

**Date**

**Attn:** Sarah Sweeting  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092

<b>Serial #</b> 25-06495D	<b>PO/File #</b>	\$82.50
Notice of Meeting		<b>Payment Due</b>
Seaton Creek Community Development District		\$82.50
		<b>Publication Fee</b>
<b>Case Number</b>		<b>Amount Paid</b>
<b>Publication Dates</b> 10/30		<b>Payment Due Upon Receipt</b>
<b>County</b> Duval		For your convenience, you may remit payment online at <a href="http://www.jaxdailyrecord.com/send-payment">www.jaxdailyrecord.com/send-payment</a> .

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

If your payment is being mailed, please reference Serial # 25-06495D on your check or remittance advice.

001.310.51300.48000

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

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

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

**NOTICE OF MEETING  
SEATON CREEK RESERVE  
COMMUNITY  
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District will be held on **Thursday, November 13, 2025 at 11:00 a.m.** Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

Oct. 30 00 (25-06495D)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3642450

Client Matter No. 18223-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Brian Lamb  
Seaton Creek Reserve CDD  
Meritus Districts  
Suite 120  
2005 Pan Am Circle  
Tampa, FL 33607

Invoice No. 3642450  
18223-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/25	A. Cox	0.60	99.00	Prepare Resolution Adopting FY 2026 Budget and FY 2026 Annual Assessment Resolution and confer with district manager regarding same
07/01/25	W. Haber	0.50	180.00	Review and revise budget and O&M assessment resolutions
07/01/25	K. Jusevitch	0.20	33.00	Confer with Cox regarding budget hearing documents
07/02/25	W. Haber	0.40	144.00	Review revisions to HotWire agreement; confer with Rogers
07/06/25	W. Haber	0.20	72.00	Review agenda for July meeting
07/10/25	W. Haber	2.10	756.00	Prepare for and participate in Board meeting
07/21/25	A. Cox	0.80	132.00	Draft FY 2026 budget funding agreement
07/22/25	A. Cox	0.80	132.00	Prepare agreement for pool maintenance with CBUSS Enterprises and confer with Haber regarding same
07/23/25	W. Haber	0.30	108.00	Review agreement with Hotwire and confer with Rogers regarding same

**KUTAK ROCK LLP**

Seaton Creek Reserve CDD  
October 24, 2025  
Client Matter No. 18223-1  
Invoice No. 3642450  
Page 2

07/24/25	A. Cox	1.30	214.50	Prepare notice of public hearing for amenity rules and rates and confer with Haber regarding same; prepare new form notice of rule development for amenity rules and rates, suspension policy and notice of rulemaking amenity rules and rates, suspension policy and confer with Haber and district manager regarding same
07/24/25	W. Haber	0.40	144.00	Review and revise rule making notices
07/24/25	K. Jusevitch	0.20	33.00	Confer with Cox regarding rulemaking notices
07/25/25	A. Cox	0.70	115.50	Revise notice of rulemaking to add additional rates and confer with Haber regarding same
07/25/25	W. Haber	0.20	72.00	Review and revise notices for rate hearing
07/25/25	K. Jusevitch	0.20	33.00	Confer with Cox regarding rulemaking notices
07/31/25	W. Haber	0.70	252.00	Review and revise funding agreement for FY 25/26; confer with Sweeting regarding same; review and revise agreement for pool maintenance services

TOTAL HOURS 9.60

TOTAL FOR SERVICES RENDERED \$2,520.00

DISBURSEMENTS

Meals 13.63  
Travel Expenses 111.68

TOTAL DISBURSEMENTS 125.31

TOTAL CURRENT AMOUNT DUE \$2,645.31

001.310.51300.31500  
July 2025

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3642475

Client Matter No. 18223-6

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Seaton Creek Reserve CDD

Meritus Districts

Suite 120

2005 Pan Am Circle

Tampa, FL 33607

Invoice No. 3642475

18223-6

Re: 2025 Project Construction

For Professional Legal Services Rendered

07/11/25	W. Haber	0.50	180.00	Confer with Jusevitch regarding declaration of consent
07/11/25	K. Jusevitch	0.40	66.00	Confer with Haber and Cox regarding legal description for assessment area
07/14/25	A. Cox	2.20	363.00	Research Duval County official records regarding 3 plats and update client file accordingly; prepare legal description with less and except for 3 plats associated with upcoming financing
07/23/25	W. Haber	0.60	216.00	Review acquisition documents; confer with Schaeffer regarding same
07/23/25	K. Jusevitch	0.40	66.00	Confer with Haber regarding acquisition package
07/30/25	W. Haber	0.70	252.00	Confer with Schaeffer regarding status of acquisition documents
07/31/25	A. Cox	0.50	82.50	Research legal description
07/31/25	K. Jusevitch	1.70	280.50	Research and update acquisition documents; confer with Haber

TOTAL HOURS 7.00

**KUTAK ROCK LLP**

Seaton Creek Reserve CDD

October 24, 2025

Client Matter No. 18223-6

Invoice No. 3642475

Page 2

TOTAL FOR SERVICES RENDERED \$1,506.00

TOTAL CURRENT AMOUNT DUE \$1,506.00

001.300.13100.10000 \$1506.00  
031.600.53800.60000 \$1506.00  
031.600.20700.10000 (\$1506.00)  
July 2025

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                          AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

Seaton Creek Reserve CDD  
c/o Government Management Services, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731659	10/27/2025	\$545.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000007316599001000000031933600000005450059

Please Return this invoice with your payment and notify us of any changes to your contact information.

**Seaton Creek Reserve CDD                      1418 Gwinnett Ln Jacksonville, FL 32218**  
**Invoice Due Date 10/27/2025                      Invoice 2069054                      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/27/2025	Water Management - Monthly		\$545.00	\$0.00	\$545.00

Treated ponds 1,3,5 for algae. Cleared all outfalls. Added beneficial bacteria to pond 5. Please contact me directly for any questions or requests. Water level high.

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 10-28-25  
Acct. # 001.320.53800.46800

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

**Credits**                      \$0.00  
**Adjustment**                      \$0.00

**AMOUNT DUE**

**Total Account Balance including this invoice:**                      \$545.00                      **This Invoice Total:**                      \$545.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 731659  
**Portal Registration #:** A66C9B1C  
**Customer E-mail(s):** InframarkCMS@payableslockbox.com,shenning@gmssf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 178712

Date	PO#
11/04/25	
Due Date	Terms
12/4/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #99480 - Seaton Creek Reserve CDD Landscape Maintenance November 2025	\$12,723.00

Landscape Management Proposal Phases 1-3

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$84,420
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$3,540
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 6x Shrub Fertilization & Pest Control Applications	\$3,876
<b>Total for Landscape Maintenance</b>	\$91,836

Landscape Management Proposal Phases 4a and 4b

Contract Maintenance	Yearly
<b>Core Maintenance</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$52,500
<b>Irrigation Inspections</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$2,160
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$6,180
<b>Total for Landscape Maintenance</b>	\$60,840

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 11-4-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$12,723.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$12,723.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,723.00</b>





12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 178713

Date	PO#
11/04/25	
Due Date	Terms
12/4/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville, FL 32218

Item	Amount
Job #181723 - Seaton Creek Clubhouse Landscape Maintenance November 2025	\$1,994.00

Contract Maintenance	Monthly	Yearly
<b>Seaton Creek Clubhouse</b>		
<b>Core Maintenance - 42x</b> Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 8 ft. - 2 inch caliper), Rejuvenation Pruning (native grass), Weeding & Cleanup.	\$ 1,604	\$ 19,248
<b>Irrigation Inspections - 12x</b> Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 123	\$ 1,476
<b>Fertilization &amp; Chemical Treatments</b> Includes 6x Turf and 2x Shrub Fertilization & Pest Control Applications	\$ 267	\$ 3,204
<b>Total for Landscape Maintenance</b>	\$ 1,994	\$ 23,928

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 11-4-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$1,994.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.00</b>



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 178714

Date	PO#
11/04/25	
Due Date	Terms
12/4/25	Net 30

BILL TO
Seaton Creek Reserve CDD (JXM)
Governmental Management Service 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Address
Seaton Creek Reserve CDD (JXM) 1418 Gwinnett Ln Jacksonville , FL 32218

Item	Amount
Job #184478 - Seaton Creek Reserve CDD Additional Areas Landscape Maintenance November 2025	\$640.00

Approved  
Kelly Mullins, Amenity Manager  
Governmental Management Services for  
Seaton Creek Reserve CDD  
Date: 11-4-25  
Acct. # 001.320.53800.46200

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$640.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$640.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$640.00</b>