



**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
MARCH 3, 2026  
4:00 P.M.**

**AVE MARIA MASTER ASSOCIATION  
5080 Annunciation Circle, Suite 101  
AVE MARIA, FLORIDA 34142**

**[www.avemariastewardshipcd.org](http://www.avemariastewardshipcd.org)**

**DISTRICT MANAGER**

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

**561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

**AGENDA**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**REGULAR BOARD MEETING**

**March 3, 2026**

**4:00 p.m.**

**Ave Maria Master Association**  
**5080 Annunciation Circle, Suite 101**  
**Ave Maria, Florida 34142**

**TO JOIN VIA ZOOM: <https://us02web.zoom.us/j/84779450200>**

**MEETING ID: 847 7945 0200 DIAL IN AT: 1-929-436-2866**

A. Call to Order	
B. Pledge of Allegiance	
C. Invocation	
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G. Comments from the Public	
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L. Final Public Comments	
M. Board Member Comments	
N. Adjourn	

**\*Public Comment will be limited to three minutes (3:00) with no rebuttal**



**Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel**  
Collier County, Florida  
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324  
Phone: (239) 252-2646

### **Affidavit of Publication**

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Jennifer Hansen, who on oath says that he or she is a Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Ave Maria Stewardship Community District Notice of Regular Board Meeting of March 3, 2026 was published on the publicly accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 02/23/2026 until 02/24/2026.

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Jennifer Hansen*  
(Affiant Signature)

Jennifer Hansen  
(Affiant Printed Name)

Sworn to and subscribed before me this 02/24/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

*By: [Signature]*  
(Deputy Clerk Signature)

Stephanie Martinez      2/24/26  
(Deputy Clerk Printed Name)      Date

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
NOTICE OF REGULAR BOARD MEETING**

**(MARCH 3, 2026)**

The Board of Supervisors (the "Board") of the Ave Maria Stewardship Community District (the "District") will hold a Regular Board Meeting ("Meeting") at **4:00 p.m. on March 3, 2026**, in the Ave Maria Master Association located at 5080 Annunciation Circle, Suite 101, Ave Maria, Florida 34142. The Meeting will also be available for viewing utilizing communications media technology ("Virtual Attendance") through the following login information, however public comment will only be available to those participating in person. The Zoom link below will allow for up to 1,000 individuals to view the meeting and all requests for public comment participation via Zoom must be submitted by 5 p.m. March 2, 2026, in advance of the meeting to the District Manager, Allyson Holland, at [aholland@sdsinc.org](mailto:aholland@sdsinc.org) with the agenda item they wish to speak on noted. Virtual Attendance is offered for convenience only and in the event there are interruptions to internet service or other technical difficulties the Meeting will continue at the physical location regardless of availability of the Virtual Attendance option.

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/84779450200>

Meeting ID: 847 7945 0200

Join by PHONE at: 1-929-436-2866

Meeting ID: 847 7945 0200

The purpose of the Meeting is for the Board to address District related items as noted on the Agenda. At such time, the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (561) 630-4922, during normal business hours, or by visiting the District's website at [www.avemariastewardshipcd.org](http://www.avemariastewardshipcd.org) seven (7) days prior to the meeting date.

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

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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

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

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

[www.avemariastewardshipcd.org](http://www.avemariastewardshipcd.org)

**PUBLISH: COLLIER COUNTY WEBSITE - BEGINNING AT MIDNIGHT ON MON, FEB 23, 2026 & EXPIRING AT MIDNIGHT ON TUES., FEB 24, 2026**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
JANUARY 6, 2026  
9:00 a.m.**

**Ave Maria Master Association  
5080 Annunciation Circle, Suite 101  
Ave Maria, Florida 34142**

**TO JOIN VIA ZOOM: <https://us02web.zoom.us/j/84779450200>  
MEETING ID: 847 7945 0200 DIAL IN AT: 1-929-436-2866**

**A. CALL TO ORDER**

The January 6, 2026, Regular Board Meeting of the Ave Maria Stewardship Community District (the “District”) was called to order at 9:00 a.m. at the Ave Maria Master Association located at 5080 Annunciation Circle, Suite 101, Ave Maria, Florida 34142.

**B. PLEDGE OF ALLEGIANCE**

**C. INVOCATION**

Mr. Klucik led the meeting in prayer.

**D. PROOF OF PUBLICATION**

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published on the publicly accessible website <https://notices.collierclerk.com>, as designated by Collier County on December 27, 2025, until December 29, 2025, as legally required.

**E. ESTABLISH A QUORUM**

A quorum was established with the following Board of Supervisors:

Seat No. 1: Supervisor	Nick Casalanguida	Present
Seat No. 2: Supervisor	Naomi Robertson	Absent
Seat No. 3: Supervisor	Robb Klucik	Present
Seat No. 4: Chairman	Jay Roth	Present
Seat No. 5: Vice Chairman	Tom DiFlorio	Present

District Staff in attendance were:

District Manager	Allyson Holland	Special District Services, Inc.
District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
General Counsel	Alyssa Willson (via Zoom)	Kutak Rock, LLP
District Engineer	Ted Tryka	LJA Engineering, Inc.
Owner Representative	David Genson	Barron Collier Companies

Also present were the following:

Donny Diaz, Jaclyn Canerdy, Jenna Buzzacco-Foerster and approximately fifteen members of the public. There were also approximately three people present via Zoom.

**F. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC**

Kevin Schang provided an update on behalf of the Ave Maria Civic Association. He stated that Wink News in Immokalee had been contacted regarding the lack of cell service towers in the area. Collier County responded by stating that the cell towers were the responsibility of the State of Florida and their only involvement in cell towers was permitting. Mr. Schang stated that cell service would be discussed, among other items, at the Civic Association meeting on Thursday evening at 6:00 p.m. in the Master Association. Mr. Casalanguida responded to Mr. Schang by stating that he was aware of three potential new cell towers nearby: one on the northwest corner of Ave Maria, one near South Grove Lake [near Oil Well Road], and one approaching Immokalee near State Road 29.

Scott Dobson advised that he lived in Bellera, and he did not understand the intersection study that was presented at the December meeting. He believes the true speed and traffic count needed to be observed because cars speed past the intersection daily and it was dangerous to cross the road by golfcart or by foot. Mr. Dobson indicated that he has lived in a city with raised intersections and he was not sure that would improve safety at this intersection. Mr. Klucik asked what the plan was for that intersection. Ms. Holland explained that the study provided several options to improve intersections along Ave Maria Boulevard. She stated that the Board directed staff to look into safety enhancements such as striping and signage for immediate improvements this year, and that staff would [recommend] budgeting for additional enhancements at the intersections in the next year or two. She furthered that a raised intersection was not ideal at Bellera due to the higher speed limit and that the raised intersections may be more effective at Avila Avenue or Assisi Avenue where the speed limit was 25 mph. Ms. Holland also noted that she was looking into pricing the signing and striping improvements at all intersections, but she anticipates having budget left over to possibly install the rapid rectangular flashing beacons (RRFBs) at the Bellera intersection this year. She will keep the Board informed of the progress as it becomes available.

Paula Santaveri questioned the SRA Amendment Economic Assessment and the timeline for expecting approval. She asked if Collier County was the governing body who was responsible for reviewing and approving the amendment and if we expect any reason for a denial of the amendment. The Board asked that staff address these questions later during the meeting.

**H. APPROVAL OF MINUTES**

**1. December 2, 2025, Regular Board Meeting & Public Hearing**

The minutes of December 2, 2025, Regular Board Meeting & Public Hearing were presented for consideration.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving the minutes of the December 2, 2025, Regular Board Meeting & Public Hearing, as presented.

**I. OLD BUSINESS**

**1. AMSCD Projects Update**

Ms. Holland stated that the District project updates were provided in the meeting book. She briefly reviewed the highlights of the progress of the Anthem Parkway Ph 5A and 5B projects and indicated that she intended to add two projects to the list. The first being the flashing speed limit sign on Seton Street. Ms. Holland informed the Board that she was awaiting pricing from a few vendors. The second was the landscaping in front of Town Core Building 3. She noted that Ave Maria Development agreed to remove a portion of the vegetation to create a continuous walkway, similar to other areas in the Town Core. Mr. DiFlorio asked when the pathway near the Water Park would be tied in along Anthem Parkway Phase 5A. Mr. Genson responded that the connection would be completed in conjunction with the Anthem Parkway Phase 5B construction, and he expected that to be completed by April 2026.

## **J. NEW BUSINESS**

### **1. Consider Resolution No. 2026-01 – Requesting Support from Collier County for Maintenance of District Improvements**

- **Town of Ave Maria SRA Amendment Economic Assessment**
- **Jacobs Peer Review of Economic Assessment**

Ms. Holland presented Resolution No. 2026-01, entitled:

#### **RESOLUTION NO. 2026-01**

#### **A RESOLUTION OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT REQUESTING SUPPORT FROM COLLIER COUNTY FOR MAINTENANCE OF DISTRICT IMPROVEMENTS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

Ms. Holland explained that Resolution No. 2026-01 was prepared following last month's meeting. Mr. Casalanguida added that the Economic Assessment was referenced in the resolution, it is included in the meeting book, and that the document was received [from Collier County] on December 24, 2025. Mr. Klucik stated that he thought Section 1 of the resolution was contradictory to the direction provided by the Board; the Board does not want to request ownership of the roads. Ms. Willson responded that the ownership concept could be removed from the resolution with Board-specific guidance. Discussion ensued. Mr. Klucik provided his recommended edits to Section 1 of the resolution including "The District requests Collier County accept the maintenance responsibilities for the District Roadway Improvements, specifically reserving the District's right to install and maintain improvements and maintenance schedules above Collier County requirements." Mr. Klucik also recommended edits to the last sentence of Section 1 to "The Board authorizes District staff and Supervisor Nick Casalanguida to take further action to facilitate and negotiate this request with Collier County." Ms. Willson stated that she was okay with the edits. Mr. Klucik stated that he did not understand why direction at the last meeting was not clear. Ms. Willson replied that she had prepared the resolution per Board request at the last meeting, and she apologized for the misunderstanding and appreciated the direction. Mr. Klucik stated that he believed Ms. Willson took direction from the developer. Mr. Casalanguida disagreed with Mr. Klucik and confirmed that was not the intent. Mr. Roth agreed that the Board needed to be much more precise when providing direction to staff. Mr. Genson added that the developer has neither wanted to turn the roads over to Collier County nor have they advised legal counsel to include that in the resolution. The Board conversed before a motion was made by Mr. Klucik, clarifying his revisions for the record, as indicated above.

A **motion** was made by Mr. Klucik with the revisions noted above, seconded by Mr. Casalanguida and passed unanimously adopting Resolution 2026-01 – Requesting Support from Collier County for Maintenance of District Improvements, with the revisions noted above.

**2. Accepting Certifications of the District Engineer and Declaring Completion of Construction Improvements for Previously Issued Bonds**

Ms. Holland introduced this item and explained that Item J.2. included accepting certifications of the District Engineer and declaring completion of construction improvements for four previously issued bonds. Ms. Willson added that this was an administrative function to close out projects properly pursuant to the bond indenture requirements and noted that there were no construction proceeds available [associated with these identified projects] and this is a procedural step in completing the projects [which have District Engineer’s certificates of completion]. She stated that if the resolutions are approved, the trustee will close out the construction accounts and the improvements will be reflected as being placed into service on the District’s audit. Ms. Willson stated that some of the [other] District projects were still ongoing so the Board would consider those once complete. Mr. Roth asked if he needed a separate motion for each of the projects and Ms. Holland indicated that was correct.

**a. Consider Resolution No. 2026-02 – Declaring Series 2016 Bonds Maple Ridge Phase 2 Project Complete**

Resolution No. 2026-02 was presented, entitled:

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT IS COMPLETE; DECLARING THE SERIES 2016 BONDS MAPLE RIDGE PHASE 2 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously adopting Resolution 2026-02 – Declaring Series 2016 Bonds Maple Ridge Phase 2 Project Complete, as presented.

**b. Consider Resolution No. 2026-03 – Declaring Series 2018 Bonds Maple Ridge Phase 3 Project Complete**

Resolution No. 2026-03 was presented, entitled:

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 BONDS MAPLE RIDGE PHASE 3 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously adopting Resolution 2026-03 – Declaring Series 2018 Bonds Maple Ridge Phase 3 Project Complete, as presented.

**c. Consider Resolution No. 2026-04 – Declaring Series 2016 Bonds Maple Ridge Phase 2 Project Complete**

Resolution No. 2026-04 was presented, entitled:

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT IS COMPLETE; DECLARING THE SERIES 2020 BONDS MAPLE RIDGE PHASE 4 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously adopting Resolution 2026-04 – Declaring Series 2020 Bonds Maple Ridge Phase 4 Project Complete, as presented.

**d. Consider Resolution No. 2026-05 – Declaring Series 2022 Bonds Maple Ridge Phase 5 Project Complete**

Resolution No. 2026-05 was presented, entitled:

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT IS COMPLETE; DECLARING THE SERIES 2022 BONDS MAPLE RIDGE PHASE 5 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously adopting Resolution 2026-05 – Declaring Series 2022 Bonds Maple Ridge Phase 5 Project Complete, as presented.

**3. Consider Resolution No. 2026-06 – Redesignating Certain Officers of the District**

Ms. Holland presented Resolution No. 2026-06, entitled:

**RESOLUTION NO. 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVE MARIA STEWARDSHIP COMMUNITY DISTRICT REDESIGNATING CERTAIN**

## **OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

Ms. Holland explained that Andrew Karmeris, the current District Secretary and Assistant Treasurer, was no longer employed with Special District Services (SDS). She explained that Resolution 2026-06 redesignates Secretary to Allyson Holland and Assistant Treasurer to Michael McElligot. She noted that prior appointments made by the Board for Chairman, Vice-Chairman, and Assistant Secretaries remain unaffected by this resolution. Mr. Roth asked if Mr. McElligot was employed by SDS and Ms. Holland confirmed that he was; he assists with the budget and the financials of the District out of the corporate office. Ms. Willson stated that it was common for district management staff to serve as treasurer, etc., as they manage the financials for the District.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously adopting Resolution 2026-06 – Redesignating Certain Officers of the District, as presented.

### **4. Receive Update on Lake Maintenance**

Ms. Holland displayed an exhibit on the TV screen and introduced Mr. Genson to present the update. Mr. Genson provided an overview of the map to familiarize the Board with the project location. He explained that two lakes would be modified later this month because the lakes were losing water. Mr. Genson explained that together, Ave Maria Development (AMD) and Pulte, worked on this effort and plan to line the lakes with clay to prevent the lake levels from dropping so low. In addition to lining the lakes with two feet of clay, they will also create 4:1 lake bank slopes around the entire lake. Mr. Genson anticipates starting construction in January and completing construction by June. He indicated that AMD conducted a Neighborhood Information Meeting (NIM) to inform the residents who would be directly affected by the construction. He explained that they hired a third party firm to monitor during construction and they were providing pre-construction surveys of the existing condition of the homes, if requested by homeowners. Mr. Genson continued by stating that AMD and Pulte would like to petition the District to take over the lakes once the work has been completed. The lakes partially serve various associations. AMD and Pulte's desire is to let the District maintain the lakes and bill the adjacent property associations. Discussion ensued regarding the requested maintenance and current maintenance of other neighborhood improvements throughout the District. Mr. Klucik asked Ms. Willson if it would be in the District's budget to maintain these lakes. Ms. Willson responded it was not, as the concept was discussed, as the affected associations would be billed directly for the maintenance. She clarified that as discussed, the District would provide the service, then bill for the service, and confirmed that agreements would be necessary among all parties. Mr. Klucik said that he heard there were problems with Rosary Lake in the past and asked if the issues had been resolved. Mr. Genson responded that the issues were not resolved due to the bathtub effect; the lakes are all interconnected. Mr. Genson stated that AMD and Pulte need to plant littorals. Mr. Genson stated that the lakes that have issues are original, they were not dug with the construction of Avalon Park. Mr. Roth asked when the construction would begin and Mr. Genson responded that construction was expected to begin in approximately two weeks. Mr. Roth asked if any Board action was required now. Mr. Genson replied that no action was required now, he was just providing an update and letting the Board know the intended plans for the future. Mr. Genson explained that the lakes were all interconnected and the proposed improvements would help the interconnected lake system as a whole. A resident in the audience stood up and asked if the current issues in the lakes had any bearing on the adjacent houses. Mr. Genson they would not. He noted that when the lakes were dug, the confining layer was breached and water moves through the porous rock; this has no effect on the adjacent homes. Mr. DiFlorio reconfirmed that the plan was [for AMD and Pulte] to do the work now, then petition the District later. He asked if at the completion of the work if Avalon would be turned over to the

association. Mr. Klucik stated that he was not against, but he was not for this item as discussed, but he was glad Mr. Genson brought this to the Board now.

## **5. Discussion on Landscaping Along Annunciation Circle Adjacent to TC-2 to Improve Pedestrian Safety**

Ms. Holland noted that Mr. DiFlorio had requested a discussion regarding the landscaping along Annunciation Circle adjacent to Town Core Building 2, specifically along the on street parking in front of Blue Boutique. Mr. DiFlorio would like to discuss removing the hedge along the curb to improve pedestrian safety. Ms. Holland noted that the current landscaping was in compliance with Collier County's and the Ave Maria SRA's design guidelines. She also noted the small path of brick pavers adjacent to the curb that at a minimum, allow for a car door to be fully opened. Ms. Holland agreed that this was the only area along Annunciation Circle with a hedgerow parallel to four parking spaces. Ms. Holland displayed photos of this area on the TV screen for the Board to review. She asked Mr. DiFlorio for comment prior to discussion amongst the Board Members. Mr. DiFlorio said that he brought this up years ago, but it got shot down. He stated that he does not believe all the hedges need to be removed but believes some hedges should be removed and replaced with a solid surface for pedestrian access. Mr. Klucik stated that he believes the landscaping near the Pak-N-Ship has the same problem and it was difficult to maneuver. Mr. Genson stated that there was a reason that the landscaping was put in originally. The thought was that church traffic would park behind Town Core Buildings 1 and 2 and the hedges would direct pedestrian crossings more efficiently. He confirmed that he was not opposed to adding landing spots for pedestrian access. Mr. Klucik stated that he appreciated Mr. Genson addressing this issue. Ms. Holland confirmed that staff could look into improvements in both areas. [Ms. Holland and Mr. Tryka walked both areas after the meeting and determined appropriate improvements for each area. Ms. Holland will proceed with pricing the improvements.]

## **K. ADMINISTRATIVE MATTERS**

### **1. Legal Report**

Ms. Willson indicated that she had nothing further to report. Ms. Holland asked Ms. Willson to address the Economic Impact Analysis question that was asked during public comment. Ms. Willson responded that the Economic Impact Analysis included in the meeting agenda was related to the SRA Amendment, not to be confused with the amendment of the District boundary. Mr. Genson stated that the SRA Amendment was expected to be presented to the Planning Commission in February and the Board of County Commissioners in April. He sees no reason for denial.

Mr. Klucik commented on the amendment of the District boundary. He stated that the Latitude developer was planning to contribute approximately \$7M for the roundabout at Camp Keais Road and Pope John Paul II Boulevard, but there are approximately \$60M in contributions the District will be missing out on, based on his rough calculations of Operating & Maintenance assessments that the 3,000 residents in the Latitude will not be required to pay. He stated that he was planning to create a one-pager to let the Senate know how he felt. Mr. Genson responded that this plays into the resolution that passed earlier. He stated that a new town was being built just down the street. There are rational reasons to petition the County for maintenance of the District roadways due to the traffic that we currently have from outside Ave Maria and the additional traffic that will use our roads. Mr. Genson stated that Ave Maria residents pay a lot in Collier County taxes and they are likely not getting the full benefit. Ms. Willson advised of additional factors that would need to be considered. The Board conversed amongst themselves and Mr. Roth summarized by stating that this gives the District more reason to ask the County for assistance.

## **2. Engineer Report**

Mr. Tryka had nothing further to report.

## **3. Manager's Report**

### **a. Financials**

Ms. Holland indicated that the financials were included in the meeting book. She noted that irrigation had proven to be staff's greatest challenge so far this year. Irrigation repairs have ranged from stuck valves, replacing clocks, replacing wire, and broken main lines. Staff even experienced a main line break on the side of the road, which made its way into the roadway, buckling it. Ms. Holland indicated that staff was working on the phased irrigation replacement plan that was scheduled in the reserves project this year.

## **L. FINAL PUBLIC COMMENTS**

There was no further public comment.

## **M. BOARD MEMBER COMMENTS**

Mr. Roth asked if we could recoup impact fees for a government center. Mr. Casalanguida responded that it was worth having a discussion with Collier County. Mr. Genson added that Collier County would eventually need services out here and this was worth discussing to recoup impact fees. Mr. Casalanguida added that we can share office space with Collier County. Mr. Roth asked that we keep the conversation moving and asked the developer to consider this shared space with master planning of Ave Maria. Mr. Genson stated that the developer donated the land for the fire station and an additional acre near the Park of Commerce. Mr. Casalanguida stated that he would mention this when we meet with the County regarding the maintenance of the roads.

Mr. DiFlorio thanked staff for a great job with the Christmas lights this year.

Mr. Casalanguida asked Mr. Schang to go over the Civic Association's support of the District's request from Collier County.

## **N. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:08 a.m. on a **motion** made by Mr. Casalanguida, seconded by Mr. DiFlorio, and passed unanimously.

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**Secretary/Assistant Secretary**

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**Chair/Vice-Chairman**

Special Public Meeting of the Evaluation Committee of the  
Ave Maria Stewardship Community District  
Wednesday, January 21, 2026, 10:00 AM  
5072 Annunciation Circle, Suite 218 Conference Room  
Ave Maria, Florida 34142

Request for Qualifications for Construction and Maintenance Services

In attendance: Allyson Holland, Donny Diaz, Ted Tryka, Tim Schlieff  
No members of the public or contractors were in attendance.

The evaluation committee reviewed and discussed the eight (8) submitted proposals in response to the *RFQ for Construction and Maintenance Services*. The following firms submitted proposals:

1. Bob Lee Electric (Streetlight/Electrical)
2. Capling Leveling, Inc. (Excavation/Earthwork, Road Paving, Stormwater Management)
3. Haskins, Inc. (Excavation/Earthwork, Stormwater Management)
4. Davey Tree Expert Company (Landscaping and Irrigation)
5. Irrigation Innovators (Landscaping and Irrigation)
6. Juniper Landscaping of Florida, LLC (Landscaping and Irrigation)
7. Landcare USA, LLC (Landscaping and Irrigation)
8. Pelican Lawn and Landscaping (Landscaping and Irrigation)

It was concluded that all firms submitted the proper paperwork and were qualified to perform said work in their respective categories. Ted Tryka, District Engineer, will prepare a memorandum for Board review and consideration.

Allyson Holland, P.E.  
District Manager

Project Name and Date Appeared on List	Start Date	End Date	% Complete	Est. Cost	Cost Under Contract (to-date) *denotes approximate cost	Funding Source	EOR/Vendor	Responsible Party	Comments
Anthem Parkway Ph 5A (North Park to Avaton)  6/7/2022	2nd quarter 2023	Anthem Parkway Roadway: Q4 2025 IPS #4: Q2 2026	100% Design 90% Construction	\$10,264,854	*\$13,100,000	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	Phase 5A: Project is complete minus final lift of asphalt from Sta 7+00 to end (final lift and final striping to be installed in May or June 2026)  IPS4: Irrigation pump station and wetwell have been installed. Lake excavation complete. Liner installation in progress. Building design for irrigation pump station housing in progress.
Anthem Parkway Ph 5B (Includes roundabout at PJPII)  6/7/2022	1st quarter 2025	2nd Quarter 2026	100% Design 75% Construction	\$8,394,852	*\$9,609,525	2023 Bonds and future 2025 Bond Issuance	Daniel Hartley	Allyson Holland (District)	1st lift of asphalt installed within Phase 5B-1 and roadway is open. Curbing of 5B-2 is complete and base rock will be completed by end of February. 1st lift of asphalt expected complete by mid-March.  Utility and drainage construction complete, with testing and certifications in progress.  Utility, drainage, and roadway for all of Phase 5B anticipated to be complete by Q1 2026, with certification process to follow. Final landscaping and lighting anticipated completion by Q2 2026.
Arthex Commerce Park Phase 2  5/7/2024	2/1/2024	4/1/2026	100% Design 95% Construction	\$2,402,283	\$2,426,195	Developer Contribution Agreement, partial 2023 bonds, and future 2025 bonds	David Hurst	AMD and District	Lake excavation is complete and road is paved. Filling of berm is almost complete. Berm landscape will commence after berm is complete. Project has been sub-phased so lake and road can be certified complete by Collier County while the berm is still being filled. Phase 2A landscape installation in progress. Inspections and subsequent transfer to the District for that sub- phase will occur after that.
Athrex Commerce Park Phase 3  12/26/2024	4/1/2025	12/1/2026	Mass Grading/Excavation 100% w/ pending modifications, 5% Construction	TBD	Earthwork/Mass Grading Only - \$2,045,036.80	2025 Bonds	David Hurst	AMD and District	The first phase of earthwork (i.e. lake excavation and mass grading) began in May. The roadway and utility permit applications have been re-submitted and are under review. District bid process anticipated in March for complete set of construction plans. Construction funding agreements will accompany Board approval process.
Purchasing Policy 1/23/2025	1/30/2025	6/30/2026	10%	N/A	N/A	N/A	N/A	Allyson Holland (District)	District manager is working with Legal Counsel to put together a more robust purchasing policy.
District Website Update 1/23/2025	1/23/2025	6/30/2026	30%	TBD	TBD	N/A	GSMA	Allyson Holland (District)	Updates to website continue.
Crosswalk Analysis  8/27/2025	6/1/2025	12/30/2025	100%	N/A	\$22,000	FY 24/25 O&M Budget / Developer Contribution Agreement	Kimley Horn	Allyson Holland (District)	Crosswalk Analysis complete. District staff is prioritizing critical improvements this year including signage at Useppa Dr and Bellerawalk Blvd, striping improvements, and removing landscape hedges. Staff may move forward with RRFBs at Bellerawalk. Staff will budget for improvements in out years.
TC 3 Pedestrian Walkway Improvements  1/23/2026	12/3/2025	6/30/2026	100%	N/A	N/A	AMD	AMD	AMD	Improvements are complete.
Annunciation Circle/PJP Pedestrian Access Improvements  1/23/2026	1/6/2026	6/30/2026	75%	N/A	\$13,000 including concrete, pavers, landscaping, and irrigation	FY 25/26 O&M Budget	TBD	Allyson Holland (District)	Concrete pedestrian walkways are complete. Landscape improvements should be completed by end of February.
Roundabout Uplighting  1/23/2026	10/1/2025	9/30/2026	35%	\$76,000	\$25,000	FY 25/26 O&M Budget	Fennucio Electric	Allyson Holland (District)	Uplighting and significant electrical improvements are complete at the near the entrance on Ave Maria Blvd. Next roundabout uplighting will be at AMB/Milano roundabout.
Ave Maria Blvd Entry Feature Design Alternatives  1/23/2026	10/14/2025	9/30/2026	10%	N/A	\$15,000	FY 25/26 O&M Budget	OPI	Allyson Holland (District)	OPI provided draft rendering, District staff will meet with OPI to discuss. Draft renderings will be presented at April Board meeting.
Seton St Flashing Speed Limit Sign 1/23/2026	1/6/2026	6/30/2026	25%	\$15,000	TBD	FY 25/26 O&M Budget	TBD	Allyson Holland (District)	Received pricing from Paramount, waiting on pricing from AIS

**AVE MARIA CIVIC ASSOCIATION**  
**AVE MARIA FLORIDA 3414**

January 27, 2026

Ave Maria Stewardship Community District  
Ave Maria, Florida 34142

The Ave Maria Civic Association has reviewed and discussed support for your resolution 2026-01, that was passed by the Board of Supervisors on January 6<sup>th</sup>, 2026. This resolution requests Collier County to accept maintenance responsibilities for district roadway improvements yet specifically reserves the districts right to maintain improvements above Collier County's requirements.

This request/issue was a late addition to the Civic Association's agenda at the January 8, 2026, quarterly meeting of the Ave Maria Civic Association and there was not enough time to draft and vote on a formal resolution.

After a motion, second and discussion by the group to support the District's Resolution 2026-01, the members of the Ave Maria Civic Association voted unanimously to support the District Resolution 2026-01.

The board is meeting on February 5, 2026, and will consider a separate Resolution of Support to be voted on at our next quarterly meeting on April 9, 2026. If deemed necessary, a special meeting can be called to vote on a Resolution of Support by the Civic Association.

Sincerely,



Kevin Schang

President, Ave Maria Civic Association

**To:** Board of Supervisors  
**From:** Allyson Holland, P.E., District Manager  
**Date:** January 29, 2026  
**Board Meeting Date:** March 3, 2026

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**SUBJECT**

Prequalified Contractor Request for Qualifications

**STAFF RECOMMENDATION**

Staff recommends the Board of Supervisors receive a presentation of the Evaluation Committee’s Recommendation on Prequalified Contractor Applicants and Approve the Resolution Adopting Prequalified Construction and Maintenance Contractors.

**GENERAL INFORMATION**

At the November 5, 2025 Regular Board Meeting, the Board unanimously authorized staff to begin the process to prequalify additional contractors to provide construction and maintenance services for District public infrastructure improvements. At the December 6, 2025 Public Hearing and Regular Board Meeting, the Board unanimously approved the prequalification criteria and appointed the evaluation committee. Following the public hearing, staff noticed the Request for Qualifications (RFQ) for publication of the prequalification submittals to Collier County’s website as legally required and qualifications were due by January 12, 2026. Staff noticed the Evaluation Committee Meeting on Collier County’s website as legally required. Staff received eight (8) statements of qualification. An evaluation committee meeting was held on January 21, 2026 and all contractors were deemed qualified. The District Engineer provided a written recommendation for the Board, included herein.

District staff requests the Board’s consideration of the qualifications and approve Resolution 2026-07 Adopting Prequalified Construction and Maintenance Contractors.

**PROCUREMENT REVIEW**

In accordance with Rules of Procedure.

**DISTRICT ENGINEER REVIEW**

The District Engineer has reviewed and approved the Resolution.

**DISTRICT LEGAL COUNSEL REVIEW**

The District Legal Counsel has reviewed and approved the Resolution.

**FUNDING REVIEW**

Not applicable

Attachments



Engineering Firm Number: 31200  
 Surveying Firm license: LB8569

**Collier County:**  
 7400 Trail Boulevard, Suite 200  
 Naples, FL 34108  
 P: 239.597.3111  
 F: 239.566.2203

MEMORANDUM

**Date:** February 2, 2026  
**Project:** Ave Maria Stewardship Community District  
 Prequalification Statement for Construction of Public Infrastructure Improvements  
 and Maintenance Services  
**Subject:** Selection Committee Meeting  
**From:** Edward “Ted” F. Tryka III, P.E., District Engineer  
**To:** Allyson Holland, P.E., District Manager

A meeting of the AMSCD selection committee, consisting of members Allyson Holland, Donny Diaz, Tim Schlieff, and Ted Tryka, was held on January 21, 2026, to review and qualify the responses which were submitted. The following Eight (8) companies responded:

- Bob Lee Electric
- Capling Leveling, Inc.
- Davey Tree Expert Company
- Haskins, Inc.
- Irrigation Innovators
- Juniper Landscaping of Florida, LLC
- Landcare USA, LLC
- Pelican Lawn and Landscaping

Each of the firms has offices in the Naples/Fort Myers area.

After reviewing the submission packages the committee members agreed the contractors met all the requirements and were highly qualified to perform the work in the categories which they submitted. After a brief discussion, the selection committee unanimously agreed to recommend selection of all eight (8) of the contractors, in their respective categories, to the AMSCD Board. The following is a list of each contractor and their categories:

Categories	Bob Lee Electric	Capling Leveling	Davey Tree	Haskins Inc.	Irrigation Innovators	Juniper Landscaping	LandCare USA	Pelican Lawn Landscaping
1 - Excavation / Earthwork / Underground		X		X				
2 - Road Paving		X						
3 - Landscape			X		X	X	X	X
4 - Irrigation			X		X	X	X	X
5 - Hardscape			X					
6 - Street Lighting	X							
7 - Stormwater Management		X		X				
8 - Exotic Vegetation Removal			X					
9 - Lake and Littoral Maintenance								

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING THE PREQUALIFIED CONSTRUCTION AND MAINTENANCE CONTRACTORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2004-461, Laws of Florida, as amended (the “Act”); and

**WHEREAS**, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for certain basic public infrastructure; and

**WHEREAS**, in December of 2025, the District issued a Request for Qualifications (“RFQ”) in order to prequalify contractors for future District infrastructure construction and maintenance projects, including construction of roadways, stormwater management facilities, irrigation facilities, earthwork, landscape, hardscape, street lighting and electrical, and other public improvements and maintenance services including exotic vegetation removal and lake and littoral maintenance; and

**WHEREAS**, at the March 3, 2026, meeting of the Board of Supervisors of the District, the District considered the Evaluation Committee’s recommendation of adopted all applicants as prequalified infrastructure or maintenance contractors; and

**WHEREAS**, pursuant to the terms of the RFQ, the prequalification decision of the Board of Supervisors was to be valid for a period of three (3) years, after which time the Board of Supervisors, at its own discretion, could extend the prequalification period for up to an additional two (2) years or begin the prequalification process again; and

**WHEREAS**, the District further desires to extend the previous prequalified contractors’, adopted per Resolution 2021-07 on May 4, 2021 and per Resolution 2023-29 on December 19, 2023, status to an additional three (3) years with up to an additional two (2) years extension; and

**WHEREAS**, the District now desires to adopt prequalified construction and maintenance contractors in accordance with Section 1 below.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT:**

**SECTION 1.** The District hereby adopts the below list of prequalified contractors in the categories indicated. Such prequalification term will expire March 3, 2029. At such time the Board of Supervisors of the District may determine, at its sole discretion, whether to extend the term of

the prequalified contractors for an additional two (2) years or begin the prequalification process again.

**Contractor:**

Bob Lee Electric  
Capling Leveling, Inc.  
Haskins, Inc.  
Davey Tree Expert Company  
Irrigation Innovators  
Juniper Landscaping of Florida, LLC  
Landcare USA, LLC  
Pelican Lawn and Landscaping

**Category:**

See Exhibit A  
See Exhibit A  
See Exhibit A  
See Exhibit A  
See Exhibit A  
See Exhibit A  
See Exhibit A  
See Exhibit A

**SECTION 2.** The District hereby extends the previous prequalified contractors adopted per Resolution 2021-07, dated May 4, 2021 and per Resolution 2023-29, dated December 19, 2023. Such prequalification term will expire March 3, 2029. At such time the Board of Supervisors of the District may determine, at its sole discretion, whether to extend the term of the prequalified contractors for an additional two (2) years or begin the prequalification process again. Pursuant to the District Rules of Procedure (the “Rules”), Rule 3.4, it shall be in the District’s sole discretion to utilize the prequalified vendors for a particular category of service. In the event District elects not to utilize prequalified vendors, procurement shall be made in accordance with the Rules and applicable Florida law.

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

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

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of March, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

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

\_\_\_\_\_  
Jay Roth, Chairman

**Exhibit A**

**EXHIBIT A**

**CONTRACTORS AND CATEGORIES  
NEW ADDITIONS AS OF 02-10-2026**

<b>Categories</b>	<b>Bob Lee Electric</b>	<b>Capling Leveling</b>	<b>Davey Tree</b>	<b>Haskins Inc.</b>	<b>Irrigation Innovators</b>	<b>Juniper Landscaping</b>	<b>LandCare USA</b>	<b>Pelican Lawn Landscaping</b>
1 - Excavation / Earthwork / Underground		X		X				
2 - Road Paving		X						
3 - Landscape			X		X	X	X	X
4 - Irrigation			X		X	X	X	X
5 - Hardscape			X					
6 - Street Lighting	X							
7 - Stormwater Management		X		X				
8 - Exotic Vegetation Removal			X					
9 - Lake and Littoral Maintenance								

**EXHIBIT A**

**CONTRACTORS AND CATEGORIES  
COMPLETE LIST AS OF 02-10-2026**

<b>Categories</b>	<b>AIS</b>	<b>Bob Lee Electric</b>	<b>Capling Leveling</b>	<b>Coastal Precast</b>	<b>Davey Tree</b>	<b>Diversified Services</b>	<b>DN. Higgins</b>
1 - Excavation / Earthwork / Underground			X	X		X	X
2 - Road Paving			X	X		X	
3 - Landscape					X		
4 - Irrigation					X		
5 - Hardscape	X			X	X	X	
6 - Street Lighting		X					
7 - Stormwater Management			X	X		X	X
8 - Exotic Vegetation Removal					X	X	
9 - Lake and Littoral Maintenance							

<b>Categories</b>	<b>Earth Tech</b>	<b>Haleakala Const.</b>	<b>Haskins Inc.</b>	<b>Irrigation Innovators</b>	<b>Jensen Underground</b>	<b>Juniper Landscaping</b>	
1 - Excavation / Earthwork / Underground	X	X	X		X		
2 - Road Paving	X						
3 - Landscape				X		X	
4 - Irrigation				X		X	
5 - Hardscape	X						
6 - Street Lighting							
7 - Stormwater Management	X		X		X		
8 - Exotic Vegetation Removal	X						
9 - Lake and Littoral Maintenance							

<b>Categories</b>	<b>LandCare USA</b>	<b>Mitchell &amp; Stark</b>	<b>O'Donnell Landscapes</b>	<b>Pelican Lawn Landscaping</b>	<b>Quality Enterprises</b>	<b>Woods and Wetlands</b>	
1 - Excavation / Earthwork / Underground		X			X		
2 - Road Paving		X			X		
3 - Landscape	X		X	X	X	X	
4 - Irrigation	X		X	X	X		
5 - Hardscape					X		
6 - Street Lighting					X		
7 - Stormwater Management		X			X	X	
8 - Exotic Vegetation Removal					X	X	
9 - Lake and Littoral Maintenance		X			X	X	

**To:** Board of Supervisors  
**From:** Allyson Holland, P.E., District Manager  
**Date:** January 26, 2026

**Board Meeting Date:** March 3, 2026

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**SUBJECT**

Consider Approval of Fifth Amendment to the Agreement with Davey Tree Expert Company for Landscape and Irrigation Maintenance Services

**STAFF RECOMMENDATION**

Staff recommends Approval of the Fifth Amendment to the Agreement with Davey Tree Expert Company for Landscape and Irrigation Maintenance Services in Accordance with Contract Terms and Conditions, for Maintenance of Additional District Property.

**GENERAL INFORMATION**

At the September 12, 2023 Regular Board Meeting, the Board of Supervisors adopted Resolution No. 2023-19, Awarding Landscape and Maintenance Services Contract to Davey Tree Expert Company (Davey Tree). Section 5 of the executed contract/agreement states: "Work shall commence on October 1, 2023, and end September 30, 2024, unless terminated earlier in accordance with Section 13 (Termination) below. At the end of the term set forth above, the District shall have the option, in its sole and absolute discretion, of extending the agreement for up to four additional one-year (12 month) periods."

At the September 6, 2024 Regular Board Meeting, the Board unanimously approved the first extension to the agreement which also included an amendment for maintenance on Peek Way as that roadway was turned over to the District (First Amendment). At the November 12, 2024 Regular Board Meeting, the Board unanimously approved a Second Amendment to the agreement to add the Ave Maria Boulevard extension (Anthem Parkway Phase 5A1). At the July 1, 2025 Regular Board Meeting, the Board unanimously approved a Third Amendment to the agreement to add Anthem Parkway Phase 5A2. At the August 5, 2025 Regular Board Meeting, the Board unanimously approved a Fourth Amendment to the agreement to extend the agreement an additional year and also include additional District property (Oil Well Road Berm Enhancements and Arthrex Commerce Park Berm).

The proposed Fifth Amendment to the agreement includes landscape and irrigation maintenance on the new section of Anthem Parkway Phase 5B. These costs are consistent with the existing agreement for the required services.

It should be noted that the proposed FY 2025/2026 budget includes the additional landscape and irrigation costs that were anticipated with Anthem Parkway Phase 5B. Staff previously informed the Board that this amendment for the Anthem Parkway Phase 5B landscape and irrigation maintenance was forthcoming. The costs associated with all landscape and irrigation maintenance, including the proposed amendment, is summarized below:

Current Approved Agreement = \$939,786.82 (contractual cost)  
+ Anthem Parkway Phase 5B = \$41,400.00  
**Total Amended Cost = \$981,186.82**

The current budget for FY 2025/2026 for landscape and irrigation maintenance is \$1,050,000.00.

**PROCUREMENT REVIEW**

In accordance with Florida law and District Rules of Procedure.

**DISTRICT ENGINEER REVIEW**

Not applicable

**DISTRICT LEGAL COUNSEL REVIEW**

The District Legal Counsel has reviewed and approved the attached Amendment for legal form and sufficiency.

**FUNDING REVIEW**

Funding is sufficiently included in the proposed FY 2025-2026 Operations & Maintenance Budget.

Attachments

**FIFTH AMENDMENT TO LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT  
BY AND BETWEEN AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
AND THE DAVEY TREE EXPERT COMPANY**

**This Fifth Amendment** (the “Fifth Amendment”) is made and entered into as of this 3<sup>rd</sup> day of March, 2026, by and between:

**Ave Maria Stewardship Community District**, a local unit of special-purpose government established pursuant to Chapter 2004-461, Laws of Florida, as amended, being situated in Collier County, Florida, and having offices at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”); and

**The Davey Tree Expert Company**, an Ohio corporation, whose address is 1500 North Mantua Street, Kent, Ohio 44240 (the “Contractor” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into that *Landscape and Irrigation Maintenance Services Agreement* (the “Agreement”), dated October 1, 2023, as amended from time to time; and

**WHEREAS**, pursuant to Section 20 of the Agreement, the Parties desire to amend the Agreement as set forth in more detail in Section 2 below and

**WHEREAS**, any terms not otherwise defined herein shall have the meaning set forth in the Agreement.

**WHEREAS**, the Parties each represent that it has the authority to execute this Fifth Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Fifth Amendment so that this Fifth Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**SECTION 1.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Fifth Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** Pursuant to Section 20 of the Agreement, the Agreement is hereby amended as follows:

**A.** The scope of services shall be revised pursuant to Contractor’s proposal for the addition of services (the “Additional Services”) as further described in **Exhibit A** attached hereto. As compensation for the Additional Services the District agrees to pay Contractor an additional amount of Forty-One Thousand Four Hundred Dollars (\$41,400.00) per year as such shall be prorated for the remainder of the current term of the Agreement. Such payment shall be due and payable in accordance with the terms of the Agreement.

**SECTION 3.** To the extent that the terms of the Agreement or the Proposals conflict with the terms set forth in Section 2 above, the terms of the Agreement and Fifth Amendment shall control.

**SECTION 4.** All remaining terms and conditions of the Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein.

**IN WITNESS WHEREOF,** the Parties execute this Fifth Amendment the day and year first written above.

ATTEST:

**AVE MARIA STEWARDSHIP COMMUNITY  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**THE DAVEY TREE EXPERT COMPANY**

\_\_\_\_\_  
By:\_\_\_\_\_

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

**Exhibit A:** Proposal

Exhibit A

Proposal



**PROPOSAL TO:**

Ave Maria Stewardship  
Community District

**SERVICE ADDRESS:**

Anthem Parkway 5B



# Maintenance Services

## DETAILED

Davey Commercial Landscape Services is a landscape management firm providing a complete range of grounds related services to the real estate development industry and to homeowner associations. This service is accomplished by coordinating the efforts of skilled professionals. The key to the success of our firm has been to have this compliment of professionals complete all contracted services on a scheduled basis. By consolidating the total landscape management responsibilities and acquiring the services of a professional firm such as Davey, a property manager can eliminate the finger pointing that can occur when a number of firms are involved with various landscape operations.

Through the employment of quality-minded professionals we are certain Davey can continually EARN your business. We will deliver a well maintained landscape using the following Scope of Work as a guideline.

### A. IRRIGATION MAINTENANCE (12)

1. Check clock(s) and valves during monthly inspection to insure proper operation. Adjust and clean sprinkler heads as needed, perform minor repairs.
2. Monitor all landscape areas each visit to ensure adequate water is being provided by system.
3. Any repairs except for damage done by Davey will be billed Time and Material at the rate of \$85.00 per hour plus materials. Only upon approval will these items be repaired and will the Owner be billed extra for these repairs.
4. Existing system must be brought to operable condition prior to normal maintenance commencement.

### B. MECHANICAL LAWN MAINTENANCE

1. **TURF EDGING AND TRIMMING. (46)** All road edges, sidewalks and plant beds shall be edged with a mechanical edger in conjunction with each mowing. All obstacles including utility poles, signs, transformers etc. will be trimmed as needed in conjunction with each

mowing.

2. **MOWING.** All areas improved with St. Augustine and Bahia turf shall be mowed to a height of 3" - 4" on a weekly basis the months of May thru September, bi-weekly the months of October thru April for a total of **(46)** mowing visits annually.





**C. SHRUB BED AND TREE MAINTENANCE**

1. Prune all shrub material as needed to keep a neat and even appearance throughout the course of the year.
2. Prune all small trees (15 feet and under) to maintain the desired shape and size. Maintain 8' clearance under shade trees throughout parking areas to avoid vehicular and pedestrian conflict.
3. Prune all palms one time annually to remove brown mature branching and seed pods.

**D. TRASH & DETAIL**

1. Collect trash and debris during each visit.
2. Monitor the entire site for any landscape irregularities and recommend action to correct.

**E. LAWN NUTRITION & PEST CONTROL**

1. Fertilize all lawn areas 6 times per year with a properly balanced fertilizer to provide 1 to 2 pounds nitrogen per thousand square feet. All fertilizers will contain a minimum of 50% slow release nitrogen and will contain proper levels of iron and trace elements.
2. Apply (1) application of insect control per year to all St. Augustine areas for the control of chinch bugs and sod webworms.
3. Apply a selective broadleaf weed control product as needed.

**F. TREE – SHRUB NUTRITION & PEST CONTROL**

1. Fertilize all plants using a fertilizer with a balanced (N-P-K) ratio plus trace elements and iron during.
2. Fertilize all palms (excluding Cabbage palms) with a special palm fertilizer containing Mg, Mn, and Fe.

**G. ANNUAL FLOWER INSTALLATION**

Install up to N/A 4" annual flowers four times annually in the existing established flower beds.

**H. WEEDING**

Hand weeding w/ chemical applications will occur throughout the year (12) visits





**I. REMEDIAL LANDSCAPE WORK ORDERS**

Upon request, Davey would be pleased to offer quotations on any project not included in this scope that may be included in the following list of services rendered:

- Landscape design and installation
- Drainage system design and installation
- Grading
- Sodding, plugging and seeding
- Tree trimming and removal
- Bush Hog mowing
- Tree injection and surgery
- Borer control on trees
- Horticultural consulting
- Aquatic weed and algae control
- Mulching
- Annual flower planting

Price Total (A-J):\$ \_\_\_\_\_

**PRICING AND PAYMENT TERMS**

Total Program Cost: **\$41,400.00**

**Billing Options,:**

A. Monthly Billing: Total Program Cost can be invoiced in equal monthly installments over **12** months from \_\_\_\_\_ to \_\_\_\_\_.

B. Cost per month: \$ 3,450.00

**Yes, please bill me monthly**

or:

B. I prefer to be invoiced as services are performed:

**Weekly** or  **Monthly**

**Contract Extension Options:**

By checking the box(es) below, you are acknowledging that you would like to extend the terms of this contract through the following calendar years.

**1-year extension \$**

**2-year extension \$**

**To:** Board of Supervisors  
**From:** Allyson Holland, P.E., District Manager  
**Date:** February 24, 2026  
**Board Meeting Date:** March 3, 2026

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**SUBJECT**

Urban Area Map Update.

**STAFF RECOMMENDATION**

Staff recommends the Board of Supervisors receive an update from the District Engineer on the Map update and adopt Resolution 2026-08 Recognizing Presentation of Updated Urban Area Map, Providing Notice of Procedure to Contest Updated Urban Area Map, and Authorizing District Staff to Request County Engineer to Prepare and Present Map Upon Receipt of Contest. Alternatively, as the Act does not require Updated Urban Area Map adoption until December 2026, the Board direct staff to defer this item to the August 2026 Board meeting and include any additional areas meeting the definition of Urban Area. Deferment may provide for additional areas to be included in the map once residents are within the areas of Maple Ridge Phase 8 and Gatherpoint which would bring those areas within the Act’s definition of Urban Area. Staff also recommends Board discussion regarding board turnover process.

**GENERAL INFORMATION**

As required by Chapter 2004-461, Laws of Florida, as amended, (the “Act”), the Ave Maria Stewardship Community District (the “District”) has approved maps of the District describing and locating the urban areas within the District (the “Map”).<sup>1</sup> The Act provides the Map is used to determine the number of Supervisors to be qualified electors elected by the qualified electors and is to be updated every five years, or sooner at the discretion of the Board. The last update was approved by the Board on December 7, 2021, per Resolution 2021-28. The proposed schedule to update to the map will align with the 2026 general election requirements<sup>2</sup>. Additionally, at the June 3, 2025 Regular Board Meeting, in conjunction with the Board’s approval of Resolution 2025-07 regarding the boundary amendment, staff recommended that the Urban map be updated in 2026 in connection with the anticipated changes to the District Boundary.

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<sup>1</sup> The Act defines “Urban area” as “a developed and inhabited urban area within the District within a minimum acreage resident population density of [at] least 1.5 persons per acre as defined by the latest official census, special census, or population estimate, a minimum density of one single-family home per 2.5 acres with access to improved roads, or a minimum density of one single-family home per 5 acres within a recorded plat subdivision. Urban areas shall be designated by the Board of Supervisors with the assistance of all general purpose local governments having jurisdiction over the area within the jurisdiction of the District.”

<sup>2</sup> Note, based on the revised Map there is no anticipated change to one-acre, one-vote-elected and qualified-electors elected Board seat composition.

On December 2, 2025 [Meeting 1], the Board unanimously authorized the District Engineer to complete the updates to the Urban Area Map, the initial step of the process to ensure visibility and transparency on process/timeline to update the Map. The Board authorized the Map update using the District's original acreage of 10,805.08 due to anticipated Legislative action removing 1,001.06 acres from the District's boundary during the 2026 Legislative Session. However, District staff understands the District's boundary will not be amended during the 2026 Legislative Session and have included all 11,806 acres currently within the District's boundary in the updated Urban Area Map. As previously disclosed, this is a multi-meeting process and the next steps include:

- Meeting 2 [March 3, 2026]
  - District Engineer presents map
  - If Board preliminarily accepts map, a 30-day contest period begins for District Land Owners or electors
    - The map will be presented for final acceptance at the April 7, 2026 meeting
- Meeting 3 [April 7, 2026]
  - Consideration for final adoption by the Board
- Additional 30-Day Appeal Period in Accordance with the Florida Administrative Procedure Act (APA)
- Meeting 4 [May 5, 2026]
  - Announce general election and authorize notice election qualifying period with supervisor of elections [and landowner election if only 2 seats for general election and 1 landowner seat for election]

Staff recognizes that there has been discussion regarding the board turnover process in the past. Staff requests discussion among the Board to review the approach to determine Board turnover thresholds, and consider an alternate populate based turnover process consistent with other legislatively-created Special Districts in Florida. More recently established legislatively created Special Districts have a population based turnover process. One other legislatively-created Special District has recently successfully requested the Florida Legislature to amend its legislation to modify the turnover process from an urban mapping process to a population based board seat transition. Staff recommends Board discussion regarding review of process moving forward.

**PROCUREMENT REVIEW**

Not applicable.

**DISTRICT ENGINEER REVIEW**

District Engineer prepared updates to the Map.

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**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel reviewed and approved Resolution.

**FUNDING REVIEW**

N/A

Attachment

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT RECOGNIZING PRESENTATION OF UPDATED URBAN AREA MAP; PROVIDING NOTICE OF PROCEDURE TO CONTEST UPDATED URBAN AREA MAP; AUTHORIZING DISTRICT STAFF TO REQUEST COUNTY ENGINEER TO PREPARE AND PRESENT MAP UPON RECEIPT OF CONTEST; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Ave Maria Stewardship Community District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 2004-461, Laws of Florida, as amended, (the “Act”) being situated in Collier County, Florida; and

**WHEREAS**, in accordance with the provisions of the Act, on June 27, 2016, the qualified electors, as defined in same, approved a referendum on the question of should certain members of the Board of Supervisors of the Ave Maria Stewardship Community District be elected by qualified electors, as defined in the Act as any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District and who registers to vote with the Supervisor of Elections in Collier County; and

**WHEREAS**, the Act required the Board of Supervisors of the District (“Board”) to direct District staff to prepare a map of the District describing the extent and location of all urban areas within the District (the “Urban Area Map”); and

**WHEREAS**, the Act defines “urban area” as “a developed and inhabited urban area within the District within a minimum acreage resident population density of [at] least 1.5 persons per acre as defined by the latest official census, special census, or population estimate, a minimum density of one single-family home per 2.5 acres with access to improved roads, or a minimum density of one single-family home per 5 acres within a recorded plat subdivision”; and

**WHEREAS**, after presentation to the Board and final adoption on December 6, 2016, the Board approved the Urban Area Map on December 6, 2016 by adoption of Resolution No. 2016-22, such Urban Area Map was updated on May 5, 2020 by adoption of Resolution No. 2020-03, and such Urban Area Map was updated on December 7, 2021 by adoption of Resolution No. 2021-28; and

**WHEREAS**, pursuant to the Act, the Urban Area Map shall be updated and readopted every five years or sooner at the discretion of the Board; and

**WHEREAS**, on December 2, 2025, the Board authorized the District Engineer to prepare updated an Urban Area Map (the “Updated Urban Area Map”); and

**WHEREAS**, such Updated Urban Area Map has been presented to the Board; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT:**

**SECTION 1.** The Board hereby acknowledges District Engineer’s presentation of the Updated Urban Area Map, attached hereto as **Exhibit A**.

**SECTION 2.** The Board hereby provides notice that in accordance with the Act any District landowner or elector may contest the accuracy of the Updated Urban Area Map within 30 days after such presentation. Such notice of objection must be provided in writing to the District Manager at 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 by 5 p.m. on April 2, 2026.

**SECTION 3.** Upon receipt of a notice of objection, the Board authorizes District staff to request the county engineer to prepare and present a map of the District describing the extent and location of all urban areas within the District. In accordance with the Act, such determination shall be based limitedly and exclusively upon the criteria contained in the definition in the Act of urban area.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of March 2026.

**ATTEST:**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

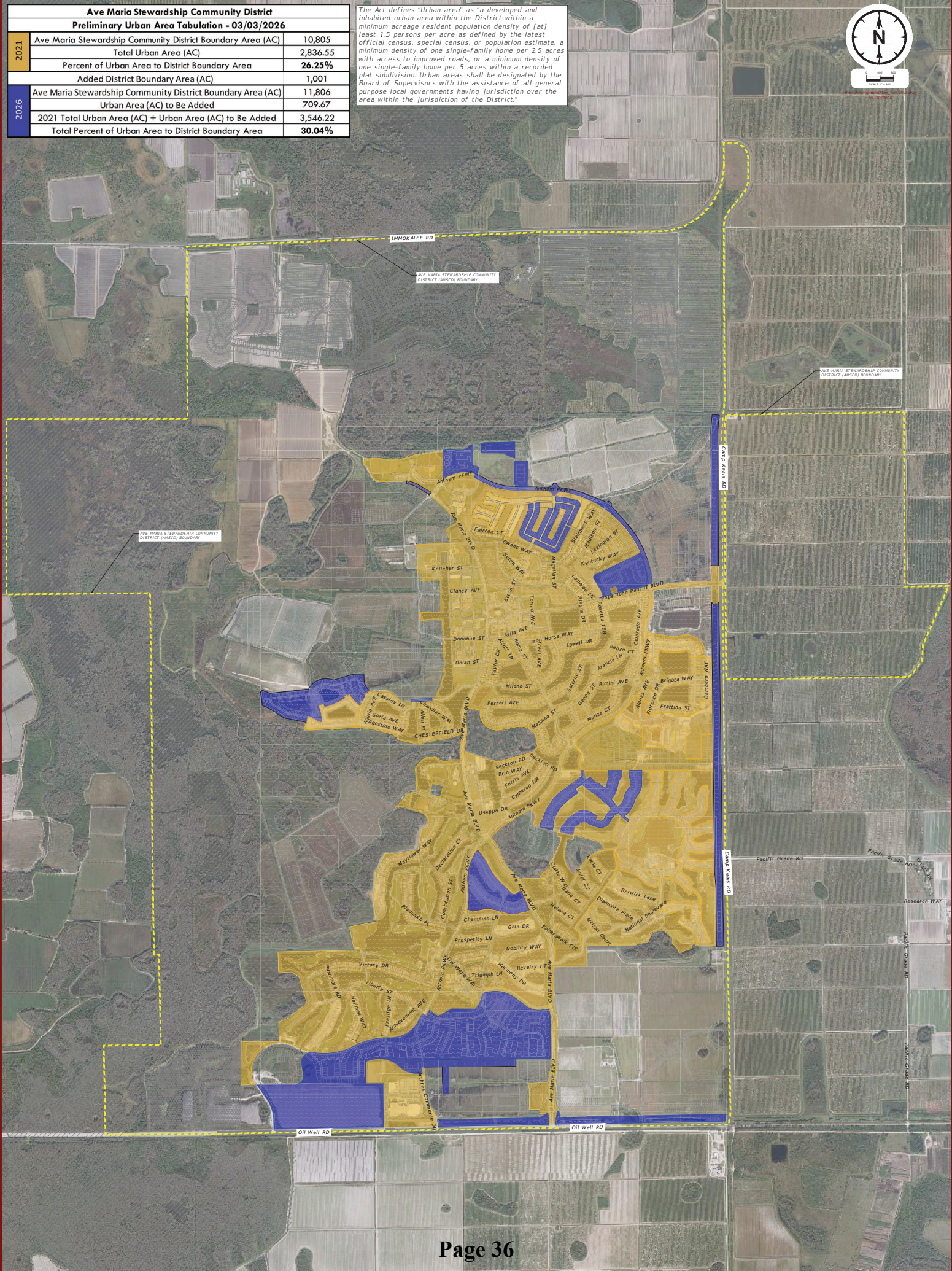
\_\_\_\_\_  
**CHAIRMAN**

**Exhibit A:** Updated Urban Area Map

**Exhibit A**

Ave Maria Stewardship Community District Preliminary Urban Area Tabulation - 03/03/2026		
2021	Ave Maria Stewardship Community District Boundary Area (AC)	10,805
	Total Urban Area (AC)	2,836.55
	Percent of Urban Area to District Boundary Area	26.25%
Added District Boundary Area (AC)		
2026	Ave Maria Stewardship Community District Boundary Area (AC)	11,806
	Urban Area (AC) to Be Added	709.67
	2021 Total Urban Area (AC) + Urban Area (AC) to Be Added	3,546.22
	Total Percent of Urban Area to District Boundary Area	30.04%

The Act defines "Urban area" as "a developed and inhabited urban area within the District within a minimum acreage resident population density of [at] least 1.5 persons per acre as defined by the latest official census, special census, or population estimate, a minimum density of one single-family home per 2.5 acres with access to improved roads, or a minimum density of one single-family home per 5 acres within a recorded plat subdivision. Urban areas shall be designated by the Board of Supervisors with the assistance of all general purpose local governments having jurisdiction over the area within the jurisdiction of the District."



From: [Willson, Alyssa C.](#)  
To: [Jay Roth - Lutgert Insurance \(jroth@amscd.org\)](#); [Naomi Robertson](#); [Nick Casalanguida](#); [Robb Klucik \(rklucik@amscd.org\)](#); [Thomas DiFlorio \(thomasdiflorio@gmail.com\)](#)  
Cc: [Allyson Holland](#); [Todd Wodraska](#)  
Subject: District Counsel Update Ave Maria Stewardship Community District  
Date: Thursday, January 15, 2026 12:43:53 PM  
Attachments: [FW Follow-Up Expectation for District Counsel to Provide Comprehensive Client List for Potential Conflict Disclosure.msg](#)

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Dear Supervisors,

**To avoid any inadvertent Sunshine Law violation, please do not respond to all. Please contact me directly with any questions or replies.**

I was recently informed by Supervisor Klucik that he filed a grievance with the Florida Bar against me. That grievance is not public information at this point, I have not seen it, and I do not know its exact contents. However, Supervisor Klucik has made a public records request for any conflict waivers and similar materials regarding any representation by my firm of Ave Maria Stewardship Community District and any Barron Collier-affiliated company, and has made related requests of the District Manager's office in which Supervisor Klucik stated his belief that the District Manager has some duty to oversee my professional obligations under the Rules Regulating the Florida Bar as regards identification and treatment of conflicts of interest. That correspondence to the District Manager is attached. While I still do not know the basis for Supervisor Klucik's grievance and attack on my reputation and professionalism, I am providing this communication in an effort to ensure the full Board is informed and aware of this on-going matter, provide information that may help clear the air, and allow the full Board to discuss and address the issue (in compliance with all Sunshine law requirements). A Board member filing a grievance is a serious matter to me personally, professionally, and for our attorney-client relationship.

To start, let me clearly state that my firm takes its professional obligations seriously and I have zero reason to believe any representation has been undertaken by my firm in violation of any conflict provisions. Florida Bar Rule 4-1.7 addresses conflicts of interest as to current clients. In brief, the Rule prohibits representation of two clients if the representation is "directly adverse," or if there is a "substantial risk" that the representation of one client will be "materially limited by the lawyer's responsibility to another client." If there is in fact a conflict, a lawyer may nevertheless undertake a dual representation in many circumstances if there is "informed consent."

As regards Ave Maria Stewardship Community District ("AMSCD"), my firm's only representation of any Barron Collier-related company has been in connection with the 2022/2023 and 2025/2026 boundary amendments related to property owned by BC Groves, LLC. In 2022, the Board unanimously approved by resolution its support for legislation to amend AMSCD's boundaries to add 1,001.06 acres. That resolution authorized staff to take such actions as necessary, and ratified any actions taken by such persons, in furtherance of the proposed boundary amendment. My firm undertook a limited representation of Barron Collier Partnership, LLLP ("Barron Collier") as to that legislation and boundary amendment. There was, and is, no conflict in that representation. AMSCD

and Barron Collier were completely aligned (not adverse), and there was absolutely no basis on which to believe there was, or would be, any substantial risk that such limited representation would somehow materially limit my firm’s representation of AMSCD or Barron Collier. Our representation of Barron Collier in this limited capacity was also consistent with the Board’s expectation that an entity affiliated with the developer would be primarily responsible for efforts necessary to pass the legislation for this boundary amendment and that AMSCD would not incur those costs.

In 2025 the Board similarly adopted a resolution in support of legislation now removing that property from the District’s boundary. Again, the resolution authorized District staff to take such actions as necessary, and ratified any actions taken by such persons, in furtherance of the proposed boundary amendment. Again, my firm has undertaken a limited representation of Barron Collier as to the boundary amendment. Again, AMSCD and Barron Collier’s interests are totally aligned. Consistent with the information provided in the District Manager’s June 2, 2025 agenda memorandum, Barron Collier, a developer-related entity, is primarily responsible for pursuing this legislation and is bearing the cost of doing so, including by virtue of my firm undertaking a limited representation of Barron Collier with regard to the boundary amendment. There was, and is, no conflict in that representation. AMSCD and Barron Collier are completely aligned (not adverse), and there is absolutely no basis on which to believe there is, or could be, any substantial risk that such limited representation could somehow materially limit my Firm’s representation of AMSCD or Barron Collier. <sup>[1]</sup>

Furthermore, please know that even where my firm undertakes representations where no conflict exists or has any foreseeable prospect of arising, there is a continuing obligation to comply with conflict requirements. In the event any unforeseeable circumstance arose giving rise to a conflict or potential conflict, the same analysis would be undertaken and, as appropriate, informed consent may become necessary to continue with a particular representation or outright withdrawal may be required for a particular representation or on a particular matter.

Finally, as stated in the comments to the Florida Bar Rules, “[r]esolving questions of conflict of interest is primarily the responsibility of the lawyer undertaking the representation.” Fla. Bar R. 4-1.7, at 241. To be clear, it is not a responsibility of the District Manager, who is not charged with either understanding, complying with, or enforcing the Rules Regulating the Florida Bar.

[1] As recognized in Florida Bar ethics opinions, joint representation where parties’ interests do not diverge do not present a conflict of interest, and therefore do not necessitate disclosure and informed consent obligations. Florida Bar Ethics Opinion, 95-4. (“[T]here was no objective indication that the interests of Husband and Wife diverged, nor did it objectively appear to Lawyer that any such divergence of interests was reasonably likely to arise. Such situations involving joint representation of Husband and Wife do not present a conflict of interests and, therefore, do not trigger the conflict of interest disclosure-and-consent requirements of Rules 4-1.7(a) and 4-1.7(b), Rules Regulating The Florida Bar.”)

**Alyssa C. Willson**

Partner

**Kutak Rock LLP**

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[Alyssa.Willson@kutakrock.com](mailto:Alyssa.Willson@kutakrock.com)

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*Support provided by*

**Gabe McKee** | Legal Assistant | p: 816.679.1830 | [Gabe.McKee@kutakrock.com](mailto:Gabe.McKee@kutakrock.com)

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Thank you.

**Ave Maria Stewardship Community District**  
**Budget vs. Actual**  
**October 2025 through January 2026**

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Expenditures</b>				
01-1130 · Payroll Tax Expense	168.30	734.00	-565.70	22.93%
01-1131 · Supervisor Fees	2,200.00	9,600.00	-7,400.00	22.92%
01-1310 · Engineering	35,792.50	110,000.00	-74,207.50	32.54%
01-1311 · Management Fees	24,500.00	73,500.00	-49,000.00	33.33%
01-1313 · Website Management	833.32	2,500.00	-1,666.68	33.33%
01-1314 · District Manager - on site	98,000.00	294,000.00	-196,000.00	33.33%
01-1315 · Legal Fees	15,617.96	100,000.00	-84,382.04	15.62%
01-1320 · Audit Fees	0.00	18,600.00	-18,600.00	0.0%
01-1330 · Arbitrage Rebate Fee	650.00	5,550.00	-4,900.00	11.71%
01-1440 · Rents & Leases	0.00	14,400.00	-14,400.00	0.0%
01-1441 · Travel & Lodging	2,018.08	10,000.00	-7,981.92	20.18%
01-1450 · Insurance	124,304.00	120,000.00	4,304.00	103.59%
01-1480 · Legal Advertisements	1,074.24	8,000.00	-6,925.76	13.43%
01-1512 · Miscellaneous	288.35	10,000.00	-9,711.65	2.88%
01-1513 · Postage and Delivery	1,229.22	3,000.00	-1,770.78	40.97%
01-1514 · Office Supplies	98.00	3,500.00	-3,402.00	2.8%
01-1540 · Dues, License & Subscriptions	175.00	500.00	-325.00	35.0%
01-1541 · Misc Filing, Notices, etc.	0.00	500.00	-500.00	0.0%
01-1733 · Trustee Fees	3,950.00	50,000.00	-46,050.00	7.9%
01-1734 · Continuing Disclosure Fee	0.00	12,000.00	-12,000.00	0.0%
01-1735 · Assessment Roll	0.00	25,000.00	-25,000.00	0.0%
01-1890 · Reserve Expenditure	0.00	350,000.00	-350,000.00	0.0%
01-1891 · Net Change To Reserve Balance	0.00	529,562.00	-529,562.00	0.0%
02-001 · Landscape & Irrig MTE Cont	302,410.20	1,050,000.00	-747,589.80	28.8%
02-002 · Plant Replacement	68,247.57	200,000.00	-131,752.43	34.12%
02-003 · Mulch & Pinestraw	0.00	175,000.00	-175,000.00	0.0%

**Ave Maria Stewardship Community District**  
**Budget vs. Actual**  
**October 2025 through January 2026**

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
02-004 · Tree Trimming	0.00	80,000.00	-80,000.00	0.0%
02-005 · Irrigation Repairs	113,566.02	215,000.00	-101,433.98	52.82%
02-006 · Annual Flowers	39,872.93	80,000.00	-40,127.07	49.84%
02-007 · Misc Landscaping	11,080.00	50,000.00	-38,920.00	22.16%
02-008 · Electricity	34,301.83	150,000.00	-115,698.17	22.87%
02-009 · Street Light Maint	21,021.11	140,000.00	-118,978.89	15.02%
02-010 · Sidewalk, Curb, Paver Repair	27,159.00	100,000.00	-72,841.00	27.16%
02-011 · Asphalt Repairs	0.00	75,000.00	-75,000.00	0.0%
02-012 · Striping & Traffic Markings	3,000.00	50,000.00	-47,000.00	6.0%
02-013 · Street Signs	12,390.00	35,000.00	-22,610.00	35.4%
02-014 · Street Sweeping	8,700.00	36,000.00	-27,300.00	24.17%
02-015 · Stormwater Drain Repair	535.00	50,000.00	-49,465.00	1.07%
02-016 · Storm Drain Cleaning	0.00	50,000.00	-50,000.00	0.0%
02-017 · Lake MTE - Littoral & Banks	22,021.00	80,000.00	-57,979.00	27.53%
02-018 · Preserve MTE	29,056.00	115,000.00	-85,944.00	25.27%
02-019 · Pressure Washing	0.00	65,000.00	-65,000.00	0.0%
02-020 · Fountain MTE Repair	0.00	50,000.00	-50,000.00	0.0%
02-021 · Dog Waste Stations & Trash	414.95	6,000.00	-5,585.05	6.92%
02-022 · Small Tools	898.50	5,000.00	-4,101.50	17.97%
02-023 · Vehicle Fuel & MTE	3,444.17	10,000.00	-6,555.83	34.44%
02-024 · Rodent & Pest Control	5,600.00	20,000.00	-14,400.00	28.0%
02-025 · Misc MTE & Repairs	9,447.64	55,000.00	-45,552.36	17.18%
02-026 · Christmas Lights	23,500.00	23,500.00	0.00	100.0%
02-027 · Asset Mgt Support & Softw	21,555.50	140,000.00	-118,444.50	15.4%
02-028 · Professional Services	9,280.00	70,000.00	-60,720.00	13.26%
02-029 · Security Cameras	0.00	250,000.00	-250,000.00	0.0%
02-030 · Roundabout Uplighting	37,500.00	76,000.00	-38,500.00	49.34%

**Ave Maria Stewardship Community District**  
**Budget vs. Actual**  
**October 2025 through January 2026**

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>02-031 · Crosswalk Enhancements</b>	0.00	100,000.00	-100,000.00	0.0%
<b>02-032 · Streetlight Numbering</b>	0.00	10,000.00	-10,000.00	0.0%
<b>02-033 · Entry Feature Water</b>	1,950.79	9,400.00	-7,449.21	20.75%
<b>02-034 · Irrigation Water</b>	46,368.50	140,000.00	-93,631.50	33.12%
<b>02-035 · Admin Office Rent &amp; Supplies</b>	5,550.00	9,600.00	-4,050.00	57.81%
<b>02-036 · Office Rent &amp; Supplies</b>	6,509.85	26,000.00	-19,490.15	25.04%
<b>02-037 · Cable Phone Modems</b>	3,104.26	10,000.00	-6,895.74	31.04%
<b>02-038 · Base Mgmt Fee FSR</b>	2,000.00	6,000.00	-4,000.00	33.33%
<b>02-039 · Storm Cleanup &amp; Repairs</b>	0.00	112,500.00	-112,500.00	0.0%
<b>02-041 · Operations Team Salaries</b>	161,700.00	485,100.00	-323,400.00	33.33%
<b>Total Expenditures</b>	<b>1,343,083.79</b>	<b>6,161,046.00</b>	<b>-4,817,962.21</b>	<b>21.8%</b>