



AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

COLLIER COUNTY REGULAR BOARD MEETING MAY 5, 2026 4:00 P.M.

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

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

May 5, 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
- D. Proof of Publication.....Page 1
- E. Establish a Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public on Agenda Items
- H. Approval of Minutes
 - 1. April 7, 2026 Regular Board Meeting Minutes.....Page 4
- I. Old Business
 - 1. AMSCD Projects Update.....Page 11
 - 2. Consider Resolution No. 2026-09 – Adopting Urban Area Map.....Page 13
 - 3. Consider Approval of Landscape and Irrigation Easement.....Page 17
- J. New Business
 - 1. Ave Maria Boulevard Revised Entry Concept Presentation
 - 2. Consider Resolution No. 2026-10 – Declaring Series 2021 Bonds Project Complete.....Page 25
 - 3. Consider Resolution No. 2026-11 – General Election Documents 2026.....Page 32
 - 4. Consider Resolution No. 2026-12 – Landowner Election Documents 2026.....Page 35
 - 5. Summary and Discussion of Board Seat Turnover Analysis Workshop
 - 6. Latitude Discussion Regarding Master Bonds
- K. Administrative Matters
 - 1. Legal Report
 - 2. Engineer Report
 - 3. Manager’s Report
 - Financials.....Page 41
- 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 Stephanie Martinez-Gonzalez, 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 Workshop & Regular Board Meeting of May 5, 2026 was published on the publicly accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 04/24/2026 until 04/25/2026.

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

By: *[Handwritten Signature]*

(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

Sworn to and subscribed before me this 04/27/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

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

Martha Vergara
(Deputy Clerk Printed Name)

4/27/2026
Date

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

(MAY 5, 2026)

The Board of Supervisors (the "Board") of the Ave Maria Stewardship Community District (the "District") will hold a Workshop from **2:30 p.m. until approximately 4:00 p.m. on May 5, 2026**, in the Ave Maria Master Association located at 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142 for the purpose of discussing the Board Seat Turnover Analysis.

At the conclusion of the Workshop, the District will hold a Regular Board Meeting ("Meeting") at **4:00 p.m. on May 5, 2026**, also in the Ave Maria Master Association located at 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142. The Workshop/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 Workshop/Meeting and all requests for public comment participation via Zoom must be submitted by 5 p.m. May 4, 2026, in advance of the Workshop/Meeting to the District Manager, Allyson Holland, at 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 Workshop/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 seven (7) days prior to the Meeting date.

The Workshop/Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Workshop/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 Workshop/Meeting because of a disability or

physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Workshop/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.

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

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

www.avemariastewardshipcd.org

**PUBLISH: COLLIER COUNTY WEBSITE - BEGINNING AT MIDNIGHT ON FRI., APRIL 24, 2026
& EXPIRING AT MIDNIGHT ON SAT., APRIL 25, 2026**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING
APRIL 7, 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

The April 7, 2026, Regular Board Meeting of the Ave Maria Stewardship Community District (the “District”) was called to order at 4:01 p.m. at the Ave Maria Master Association located at 5080 Annunciation Circle, Suite 101, Ave Maria, Florida 34142. It was noted that this meeting was being recorded.

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 March 23, 2026, until March 24, 2026, 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	Present (via Zoom)
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	Special District Services, Inc.
General Counsel	Alyssa Willson (via Zoom)	Kutak Rock, LLP
District Engineer	Ted Tryka	LJA Engineering, Inc.
Owner Representative	N/A	Barron Collier Companies

Also present were the following:

Donny Diaz, Tori Shamy, Jenna Buzzacco-Foerster, and approximately 20 members of the public. There were also approximately eight people present via Zoom.

F. ADDITIONS OR DELETIONS TO AGENDA

[Recording time: 1:32: – 3:20] Ms. Holland noted that there was an event in the Master Association at 7 p.m., so the meeting needed to wrap up by 6:30 p.m. Ms. Holland requested to move Item K.1. Legal Report to the first item under Old Business. She explained that this was a follow up to last month's discussion. Ms. Holland requested to remove Item J.4. from the agenda as staff was not fully prepared to present at this time. Ms. Holland also requested to add Consideration of Change Order No. 1 to Earth Tech Enterprises for Anthem Parkway Phase 5B to the end of New Business. Ms. Holland explained that this deductive change order was prepared after the meeting book had been printed.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving the agenda, as amended.

G. COMMENTS FROM THE PUBLIC

[Recording time: 3:30 – 5:45] Present at the meeting were Michael Elgin and Jared Stern, representatives from Minto Communities, the contracted party for the thousand acres of land, commonly known as the Latitude parcel. They confirmed they were not here to discuss the boundary amendment at this time. They asked that the Board Seat Turnover Analysis include and exclude the thousand acres so the Board could see both outcomes clearly.

H. APPROVAL OF MINUTES

1. March 3, 2026, Regular Board Meeting

[Recording time: 5:55 – 13:05] The minutes of March 3, 2026, Regular Board Meeting were presented for consideration. Ms. Holland informed the Board that at the last meeting, two individuals requested documents be included with the meeting minutes. Ms. Holland reminded the Board of the Rules and Procedures regarding meeting minutes and she read Rule 1.3.(4) aloud for the record. Ms. Holland requested the Board authorize the documents previously requested to be included in the minutes prior to approval of the minutes. The documents were requested by Carlos Figueora and Mr. Klucik.

Mr. Klucik stated that if the request was made during the meeting, it should be presumptive that they be included with the minutes. Discussion ensued amongst the Board. Mr. Casalanguida stated that he believed if someone wanted something added, the Board should make the necessary motions to add it. Ms. Willson confirmed that once presented to the Board, the documents become public records, regardless whether they are in the minutes or not.

A **motion** was made by Mr. Klucik, seconded by Mr. DiFlorio directing the Secretary to presumptively include documents in meeting minutes if requested by a Board Supervisor during a Board meeting with no opposition from another Board Supervisor. The **motion** passed on a vote of 4 to 1 with Mr. Casalanguida dissenting.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving the minutes of the March 3, 2026, Regular Board Meeting, including the two attachments as noted under current Board consensus.

I. OLD BUSINESS

1. Legal Report

[Recording time: 13:06 – 17:58] Ms. Willson updated the Board that the Florida Bar had closed the complaint against her, finding no violation of the Florida Bar requirements, and there was no ongoing investigation. Messrs. Casalanguida and Klucik conversed about the matter. Mr. Casalanguida apologized to Ms. Willson for having to go through this and noted that he was pleased to hear the Bar had cleared her of the violation. Mr. Klucik continued the discussion, questioning Ms. Willson about being present in person at Board meetings. Ms. Willson responded that her intention was to be abundantly clear regarding understanding motions and Board direction.

2. AMSCD Projects Update

[Recording time: 18:00 – 25:35] Ms. Holland stated that the District project updates were provided in the meeting book. She indicated that staff had been gathering information for the Workshop on May 5, 2026, at 2:30 p.m. to discuss the Board Seat Conversion Analysis. She displayed a matrix on the television screen to accompany the discussion and asked for any further Board direction at this time, potentially narrowing down the amount of information to be presented. She asked for the Board's direction whether to conduct the analysis with and without the thousand acres. Mr. Casalanguida stated that it was important for the residents to know how they are affected with or without the thousand acres. He recommended testing both the Urban Map and the Population based with and without the thousand acres but moving forward with the modified Urban Map. Discussion ensued among the Board Members regarding the analysis. Ms. Willson recommended a motion to provide staff direction.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously directing staff to test the urban map and population based metrics, both with and without the thousand acres, and to bring that analysis back to the Workshop on May 5, 2026. Mr. DiFlorio asked if [newly created Special] District's use the population based metric [opposed to the Urban Map] and staff confirmed they do.

3. Update Regarding Meeting Recording and Meeting Minutes

[Recording time: 25:40 – 35:42] Ms. Holland provided an update regarding meeting recordings. She explained that staff was using a feature on Zoom to record the meetings. Due to ADA compliance requirements, staff needed time to research requirements for adherence to ADA requirements with respect to posting meeting recordings on the District website. In the meantime, staff will e-mail the recorded meeting link to anyone who requests the link. She asked the Board for more time to research and figure out the best way to move forward. Ms. Willson explained the heightened requirements for ADA requirements for District websites. Ms. Holland also explained that she was looking into possibly hiring a media company in future years to assist with audio and video for meetings, including adherence with ADA requirements. Discussion ensued among the Board Members and the Board acknowledged that staff needed time to research this item.

Ms. Holland advised the Board that she had gotten very detailed with meeting minutes over the past year. Prior minutes were taken in summary format. Ms. Holland requested Board discussion regarding detail in the minutes moving forward. Since the District is now recording meetings, Ms. Holland suggested moving back to summary minutes. Mr. Roth stated that he would prefer summary minutes with reference points [times of each item] included with the minutes. Ms. Holland responded that she was agreeable to that.

Discussion ensued among the Board Members, and the Board agreed that e-mailing the link to the meeting recording was sufficient at this time, summary minutes with reference points, and for staff to research media companies. Mr. DiFlorio stated that he could help in finding a media company, but it will not be cheap.

J. NEW BUSINESS

1. Consider Approval of Agreement between the District and Pelican Lawn & Landscaping for Annual Tree Trimming

[Recording time 35:43 – 39:40] Ms. Holland presented this item. She explained the annual tree trimming item in detail, consistent with the agenda memo found in the meeting book. Ms. Holland stated that staff recommended awarding the \$34,964.75 tree trimming contract to Pelican Lawn & Landscape. Their bid fell well within the \$80,000 budget and followed a successful performance last year. The agreement includes a per-tree price for hardwoods to streamline future maintenance and allows the District Manager to renew the contract next year (including both palms and hardwoods) if it remains within budget. Mr. Roth asked if they would trim the trees in the road so trucks do not hit the branches. Ms. Holland confirmed it did. Mr. DiFlorio asked if the trees would be trimmed to ensure they do not block stop signs. Ms. Holland confirmed it did and also informed the Board that staff paid close attention to this safety matter and trimmed branches as needed throughout the year.

A **motion** was made by Mr. Casalanguida, seconded by Mr. DiFlorio and passed unanimously approving an agreement between the District and Pelican Lawn & Landscaping for annual tree trimming.

2. Approval of Agreement between the District and All-Clean Xteriors for Pressure Cleaning Services

[Recording time 39:41 – 47:00] Ms. Holland presented this item. She explained that the District had historically hired a contractor annually to pressure wash sidewalks, curbs, monument signage, and bridges throughout the District. Ms. Holland explained this item in detail, consistent with the agenda memo found in the meeting book. Ms. Holland recommended a transition from annual pressure washing to Biocide surface treatment. Staff has noticed a quick return of mold and algae after traditional pressure washing. Staff would like to move to a specialized Biocide treatment (soft washing process) to kill organic growth at the root, providing long-lasting results, better sustainability, less community disruption, and using a lot less water. She explained the process used to solicit qualified contractors for treating nearly 700,000 square feet of surface area, resulting in quotes from several firms, with All-Clean Xteriors submitting the lowest qualified quote, and is within the District's budget.

Mr. DiFlorio inquired about traffic safety for both this contract and the tree trimming contract. Ms. Holland confirmed that maintenance of traffic (MOT) was required by the District and the contractors were aware and prepared to install MOT as needed. Mr. Roth questioned the timing for the application of the product. Mr. Diaz explained that rainy season was the best time for the application as the rain helps activate the product. Mr. Roth reminded staff to inform residents before the product is applied due to the immediate discoloration to the surface.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving an agreement between the District and All-Clean Xteriors for pressure cleaning services, as presented.

3. Consider Approval of an Agreement between the District and Swift Straw II, LLC for Furnishing and Installing Mulch

[Recording time 47:01 – 1:00:00] Ms. Holland presented this item. She explained that the District hires a contractor annually (or semiannually) to install mulch and pine straw throughout the District. She explained the history and proposed a plan moving forward, which is consistent with the agenda memorandum in the meeting book. She explained the change to switch from pine straw to mulch, noting better durability and aesthetics. Swift Straw, LLC provided the lowest quote in the amount of \$173,000, which is within the \$175,000 budget. The agreement allows the District Manager to renew future years if within budget. Mr. Klucik reminded Ms. Holland that the pine straw used in certain areas to prevent the mulch from floating away with the rain into the storm drains, potentially clogging them and causing flooding. Ms. Holland acknowledged that some rainfall events cause flash flooding and agreed that mulch would end up in the streets and sidewalks. Mr. Roth asked why we were doing this before rainy season. Discussion ensued among the Board regarding the best time to install the mulch. The Board agreed to address areas this year where the mulch is most needed [not throughout the entire District], if amenable to Swift Straw LLC.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Casalanguida and passed unanimously approving an agreement between the District and Swift Straw II, LLC for furnishing and installing mulch, but only to install mulch in the most-needed areas (~30% - 50%) at the contract unit price, if amenable to Swift Straw LLC.

~~4. **Consider Resolution No. 2026-09 Amending Policy Regarding Responding to Easement Encroachment Requests**~~

4. Consider Approval of Landscape and Irrigation Easement

[Recording time: 1:00:01 – 1:09:00] Ms. Holland presented this item in detail, consistent with the agenda memo provided in the meeting book. Pulte installed landscaping and irrigation on a 10-foot section of District property during the Anthem Parkway and Gather Point construction, prompting an easement agreement to leave the improvements in place rather than remove them, assigning maintenance responsibilities to the Gatherpoint HOA.

Mr. Casalanguida confirmed that this happened in Collier County all the time; let private community install, pay for, and maintain the landscaping and irrigation. Mr. Roth asked if we resurface the path and damage the irrigation, who was responsible to pay for the repairs. Ms. Willson confirmed that this was Gather Point's easement on the District's property, but we do not explicitly state what happens if the District damages the irrigation in the easement associated with paving improvements. Discussion ensued amongst the Board. Mr. Casalanguida suggested mirroring Collier County's easement language. Mr. Klucik asked if we could table this item for now, if it is not urgent, and make sure that the easement provides all provisions, similar to Collier County's easements.

A **motion** was made by Mr. Klucik, seconded by Mr. DiFlorio and passed unanimously tabling the proposed easement and directing staff to review Collier County agreements to the proposed easement so that it is not missing any provisions, and to bring this revised easement back to the Board for consideration at a later date.

5. Consider Approval of Change Order #1 to Earth Tech Enterprises for Anthem Parkway Phase 5B Project

[Recording time: 1:09:01 – 1:14:45] Ms. Holland presented this item. She explained that the Anthem Parkway Phase 5B construction was currently underway. While reviewing temporary construction easements required for the project, Ms. Willson realized that a portion of the project included construction on land owned by the Emerson Park HOA, not within District ROW. This portion of the project includes a leg of a new roundabout at Anthem Parkway and Madison Street, which will ultimately connect the Emerson

Park neighborhood to Anthem Parkway. When Pulte developed Emerson Park, they stopped their road construction short of their property line, likely as it was unknown what type of connection, if any, would be made at this intersection. Ms. Holland stated that the Anthem Parkway Phase 5B project was funded through Master Bonds, and that Ms. Willson informed staff that bonds funds could only be used for infrastructure improvements on District property. Ms. Willson corrected Ms. Holland and confirmed that the District bond funds could only be used for public portions of the project, not private property. Ave Maria Development (AMD) agreed to fund the infrastructure improvements within the Emerson Park property [pending agreement between both parties].

The proposed Change Order No. 1 is a deductive change order to the project, deducting the cost of the infrastructure improvements within Emerson Park. The current contract amount is \$4,488,824.70. The deductive change order in the amount of \$7,581.60 for infrastructure improvements on Emerson Park property would reduce the contract to \$4,481,243.10.

Mr. Casalanguida asked if AMD was paying for this work, and who was performing the work. Ms. Holland confirmed that AMD had agreed to pay for the work, and Earth Tech would perform the work at their contract unit prices. Mr. Klucik questioned whether Emerson Park had to agree to this work. He mentioned a past discussion with Mr. Colker regarding his concerns about this connection. Ms. Holland acknowledged that she was aware of the discussion between Mr. Colker and Mr. Genson, and if this change order is approved, the District will not be involved in the improvements on the private property; this issue will be between AMD and Emerson Park. Ms. Holland informed the Board that a phasing plan change would be submitted to Collier County to phase out this section of the project to ensure the District can move forward with opening Anthem Parkway in advance of the Ave Maria Elementary School opening in August 2026.

A **motion** was made by Mr. Casalanguida, seconded by Mr. Roth and passed unanimously approving Change Order No. 1 to Earth Tech Enterprises for Anthem Parkway Phase 5B, as presented.

K. ADMINISTRATIVE MATTERS

~~1. Legal Report~~

1. Engineer Report

[Recording time: 1:14:55] Mr. Tryka had nothing further to report.

2. Manager's Report

a. Financials

[Recording time: 1:15:00 – 1:20:55] Ms. Holland indicated that the financials through February 2026 were included in the meeting book and that we were still tracking well so far. She advised the Board that the Master Association would be renovated in the near future, but the May 5, 2026, Workshop and Regular Board Meeting would still be held in the Master Association. Ms. Holland informed the Board that she would like to hold a Budget Workshop in mid-May to review the District's budget prior to the Proposed Budget in June. She asked the Board for their availability in mid-May for a Workshop. Discussion ensued among the Board Members. Ms. Willson reminded the Board that they could attend via Zoom, that they did not need to be present in-person, and that a quorum was not required. The Board unanimously agreed to hold a Budget Workshop on Friday, May 15, 2026, at 10:00 a.m. at the Master Association.

L. FINAL PUBLIC COMMENTS

[Recording time: 1:21:00 – 1:23:34] Jim Leonard, a resident of Del Webb in Ave Maria, commented on the growth of Ave Maria and maintaining the Catholic character and founder's intent. His question to

Latitude was if they remain in the District, will they accept the founding principles and maintain the Catholic character, and if the Board would defend that.

Drew Reiser, Pulte Land Manager, introduced himself to the Board. Mr. Reiser wanted to inform the Board that he was on site at Gather Point, and he was here to help out if needed.

M. BOARD MEMBER COMMENTS

[Recording time: 1:23:35 – 1:25:20] Ms. Robertson thanked the Board for accommodating her via Zoom. The Board wished one another a Happy Easter. Mr. DiFlorio asked about the presentation on the front entrance. Ms. Holland stated that she hoped to present the renderings to the Board in May.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 5:27 p.m. on a **motion** made by Mr. Roth, seconded by Mr. Casalanguida, and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chairman

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 Avalon) 6/7/2022	Q2 2023	Anthem Parkway Roadway: Q4 2026 IPS #4: Q3 2026	100% Design 90% Construction	\$10,264,854	*\$13,100,000	2023 & 2025 Bonds	Daniel Hartley	Allyson Holland (District)	Phase 5A: Original scope of project is complete minus final lift of asphalt from Sta 7+00 to end (final lift and final striping to be installed in June 2026) Phase 5A Sidewalk Addition: Conceptual design/layout complete. Distributed for pricing. County ICP application in progress to permit the work. IPS4: Irrigation pump station installation complete. Lake construction completed and lined lake has been filled with water. Landscaping in progress. Building design for irrigation pump station housing in progress.
Anthem Parkway Ph 5B (Includes roundabout at PJPII) 6/7/2022	Q1 2025	Q3 2026	100% Design 80% Construction	\$8,394,852	*\$9,609,525	2023 & 2025 Bonds	Daniel Hartley	Allyson Holland (District)	Ph 5B-1: 1st lift of asphalt installed and roadway is open. Landscape installation in progress. Ph 5B-2: 1st lift of asphalt installed. Utility and drainage construction complete, with testing and certifications in progress. Lighting and electric installation in progress, landscape installation will follow. To accommodate repairs to Lakes PN1B & PN1C (operations for which are ongoing), completion of Ph 5B-2 is now scheduled for July 2026.
Arthex Commerce Park Phase 2 5/7/2024	2/1/2024	6/1/2026	100% Design 99% Construction	\$2,402,283	\$2,426,195	Developer Contribution Agreement, partial 2023 & 2025 bonds	David Hurst	AMD and District	Lake excavation is complete and road is paved. Filling of berm complete; landscaping will be complete by early May. Final lift of asphalt is scheduled for 5/12. County walkthrough and certifications expected in next couple of months, followed by transfer to the District.
Athrex Commerce Park Phase 3 12/26/2024	6/1/2025	3/1/2027	Mass Grading/Excavation - 90% Construction Roadway/Infrastructure 0% complete	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 2025. Roadway and utility permit applications are complete and permits are being written. District bid process anticipated in May 2026 for complete set of construction plans. Construction funding agreements will accompany Board approval process.
Purchasing Policy 1/23/2025	1/30/2025	12/30/2026	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	12/30/2026	30%	TBD	TBD	N/A	GSMA	Allyson Holland (District)	Updates to website continue.

Crosswalk Analysis/Intersection Improvements 8/27/2025	6/1/2025	9/30/2026	100% Analysis 25% Construction	\$100,000	\$24,000	FY 25/26 O&M Budget	TBD	Allyson Holland (District)	Striping improvements complete at Avila, Asissi, Anthem, and Bellera, and missing signage installed at Bellera. Additional striping planned at Useppa, and removal of hedges to improve line-of-sight concerns at Asissi & Bellera. Staff is working with District Engineer regarding removing additional parking spaces on the Boulevard.
Roundabout Uplighting 1/23/2026	10/1/2025	9/30/2026	66%	\$76,000	\$51,000	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 and the Ave Maria Blvd/Milano roundabout. Uplighting and electrical improvements commenced in April at the Ave Maria Blvd/Owens roundabout.
Ave Maria Blvd Entry Feature Design Alternatives 1/23/2026	10/14/2025	9/30/2026	75%	N/A	\$15,000	FY 25/26 O&M Budget	OPI	Allyson Holland (District)	OPI presentation and Board discussion during May 5, 2026 meeting.
Seton St Flashing Speed Limit Sign 1/23/2026	1/6/2026	6/30/2026	100%	\$15,000	\$12,000	FY 25/26 O&M Budget	Paramount	Allyson Holland (District)	Flashing speed limit sign installed in April.
Collier County Partnership 3/30/2026	3/3/2026	12/1/2026	10%	TBD	TBD	TBD	LJA	Allyson Holland (District)	District manager to prepare letter to BOCC. Letter will be presented to Board at June meeting prior to sending to BOCC.
Board Seat Turnover Metrics 3/30/2026	3/3/2026	12/1/2026	50%	TBD	TBD	TBD	LJA	Allyson Holland (District)	Board Seat Turnover Analysis Workshop May 5, 2026 at 2:30 p.m.

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING THE 2026 UPDATED URBAN AREA MAP; AND PROVIDING FOR SEVERABILITY AND 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”) 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 (the “Board”) to direct District staff to prepare maps 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, the Board approved the Urban Area Map on December 6, 2016 by adoption of Resolution 2016-22, as updated on May 5, 2020 by adoption of Resolution No. 2020-03, and as further 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 an updated Urban Area Map (the “Updated Urban Area Map”); and

WHEREAS, on March 3, 2026, the District Engineer presented the Updated Urban Area Map to the Board at a duly noticed public meeting; and

WHEREAS, pursuant to the Act, upon presentation of the Updated Urban Area Map, any District landowner or elector had the ability to contest the accuracy of the Urban Area Map within 30 days of submission to the Board; and

WHEREAS, the District did not receive any notice of objections to the Updated Urban Area Map.

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

SECTION 1. The Board hereby adopts the Updated Urban Area Map, attached hereto as **Exhibit A**, as the official map of the District.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect two years from the date of its passage before which time the District must adopt a new methodology for seat turnover.

PASSED AND ADOPTED this 5th day of May, 2026.

ATTEST:

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Updated Urban Area Map

Exhibit A

Updated Urban Area Map

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

This Landscape and Irrigation Maintenance Agreement (“Agreement”) is entered into this ____ day of _____, 2026, by and between **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**, an independent special district established pursuant to Chapter 2004-461, Laws of Florida, as amended, whose mailing address is 2501A Burns Rd., Palm Beach Gardens, FL 33410 (the “District”), and **GATHERPOINT AT AVE MARIA HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, whose post office address is c/o Hampton Golf, Inc., 7845 Baymeadows Way, Jacksonville, FL 32256 (the “Association”).

RECITALS:

WHEREAS, the District is the owner of that certain right-of-way located in Collier County, Florida and known as Anthem Parkway North (the “Road”); and

WHEREAS, the Association has installed certain landscaping and irrigation facilities within the portion of the Road legally described in Exhibit “A” attached hereto (the “Easement Area”).

WHEREAS, the District, for and in consideration of the sum of Ten and 00/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Association, has agreed to grant the Association an easement for the purpose of maintenance and replacement of such landscaping and irrigation facilities (“Improvements”), as further depicted in the plans attached hereto and made part hereof as Exhibit “B”, according to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the Recitals above (which are incorporated into this Agreement) and the covenants contained herein, the parties agree as follows:

1. The District hereby grants and establishes unto the Association, its successors and assigns, a non-exclusive easement over, under and through the Easement Area for the purpose of the maintenance and replacement of the Improvements located therein.

2. The Association agrees to maintain and replace the Improvements at its sole cost and expense, until such time as the District executes a release from indemnification as discussed below; provided, however, that if the District resurfaces the District path located adjacent to the Easement Area or conducts any other work within the Easement Area, the District shall in its sole discretion either, (a) at its sole cost, repair any damage to the Improvements and Association’s obligations hereunder shall remain as it pertains to the Improvements; or (b) at its sole cost District may remove the Improvements in whole or in part and replace with alternate District improvements (the “Alternate District Improvements”). In the event the District elects to provide any Alternate District Improvements the District shall provide notice of such election to the Association and provide for scope regarding any remaining Association maintenance obligations pursuant to this Agreement.

3. Should the Association fail to maintain and/or replace the Improvements, the District may provide notice to the Association in writing, specifying the nature of the deficiency. Within five working days following receipt of such notice, the Association, at its sole cost, shall cause the appropriate repairs or cure to be effected. In the event damage to, or failure to maintain the Improvements results in a situation where public safety is at risk, (1) the Association shall effect repairs within twenty-four hours of receipt of the District’s written notice, or (2) the District may, at its option, effect repairs to the Improvements, without the need for prior notice to the Association, and will promptly bill the Association for all actual costs incurred in effecting the repairs. The Association shall reimburse the District for such costs within thirty days of receipt of the District’s bill.

4. The Association, as Indemnitor hereunder, shall indemnify and save harmless the District, as Indemnitee hereunder, including all employees of the District, from any loss or damages Indemnitee may suffer as a result of claims, suits, demands, damages, losses, fines, penalties, interest, expenses, costs, or judgments, including attorneys' fees and costs of litigation, against the District arising out of the Association's use of the Easement Area for the purposes set forth in this Agreement, including the construction and removal of the Improvements. The Indemnitee shall not undertake to settle any lawsuit or threatened lawsuit that could give rise to Indemnitor's obligation hereunder without the prior consent of Indemnitor, such consent to not be unreasonably withheld.

5. The indemnity provided for by this Agreement will extend from the date of this Agreement until such time as the parties hereto acknowledge in writing that the Association has ceased to use the Easement Area for the purposes stated within this Agreement and the Easement Area has been restored as set forth below, at which time, following receipt of the Association's written request, the District will execute a release from indemnification in favor of the Association.

6. Indemnitee agrees to give Indemnitor written notice of any claims filed against the Indemnitee in connection with this Agreement, within thirty days of the date that the Indemnitee is aware of such claim.

7. Unless terminated as set forth below, this Agreement shall remain in full force and effect in perpetuity from the date first set forth above, and shall be binding upon the parties and all their successors in interest. The Agreement may be freely terminated as of right by either party, with or without cause, upon written notice to the other. If the Association exercises this right, or if the District exercises this right based upon the Association's substantial breach of this Agreement, then upon written demand by the District, the Association, at its sole cost and expense, shall remove the Improvements and will restore the Easement Area to the condition that existed immediately prior to installation of the Improvements. If the District exercises this right, or if the Association exercises this right based upon the District's substantial breach of this Agreement, then the District will be responsible for any removal of the Improvements or restoration of the Easement Area. Except for the above, neither party will be liable to the other for any damages or claims resulting from the termination of this Agreement.

8. In the event either party hereto shall institute legal proceedings in connection with, or for the enforcement of, this Agreement, the prevailing party shall be entitled to recover its costs of suit, including reasonable attorney's fees, at both trial and appellate levels.

9. This Agreement may be recorded by the District in the Official Records of Collier County, Florida. The Association shall pay all costs of recording this Agreement prior to the execution of this Agreement. A copy of the recorded Agreement will be provided to the Association.

10. This Agreement is the entire agreement between the parties, and supersedes all previous oral and written representations, agreements and understandings between the parties. This Agreement shall be governed by the laws of the State of Florida, and may not be altered or amended in any way, save by written agreement signed by both parties.

11. The rights and obligations of this Agreement shall bind and benefit any successors or assigns of the parties.

12. This Agreement establishes a valid and enforceable covenant running with the land described in Exhibit "A" attached hereto. The District hereby acknowledges that the specified Easement Area and the Improvements described in this Agreement benefit, touch, and are adjacent to the Road. This Agreement shall constitute covenants, restrictions, and conditions which shall run with the land and shall be binding upon the Easement Area and the Road and every person or entity having any interest therein at any time and from time to time.

In Witness Whereof, the parties have caused these presents to be executed on the day and date first above written.

Witnesses:

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT, an independent special district established pursuant to Chapter 2004-461, Laws of Florida, as amended

Print Name: _____
Print Address: _____

By: _____
Jay Roth, as Chairman

Print Name: _____
Print Address: _____

ATTESTATION OF DISTRICT MANAGER

Allyson Holland, District Manager

**STATE OF FLORIDA
COUNTY OF COLLIER**

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by () physical presence or () online notarization, by Jay Roth, as Chairman of Ave Maria Stewardship Community District, an independent special district established pursuant to Chapter 2004-461, Laws of Florida, as amended, who is () personally known to me or () produced _____ as identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(type or print)
My Commission Expires: _____

Witnesses:

**GATHERPOINT AT AVE MARIA
HOMEOWNERS ASSOCIATION, INC.**, a Florida
corporation not for profit

Print Name: _____ By: _____
24311 Walden Center Drive, Suite 300 Scott Brooks
Bonita Springs, FL 34134 Its: President

Print Name: _____
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by ()
physical presence or () online notarization, by Scott Brooks, as President of Gatherpoint at Ave Maria
Homeowners Association, Inc. He is personally known to me.

NOTARY PUBLIC
Name: _____
My Commission Expires: _____

EXHIBIT A



DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 29 EAST,
COLLIER COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 29 EAST, BEING A PORTION OF TRACT "R-1", ANTHEM PARKWAY – PHASE 5B, AS RECORDED IN PLAT BOOK 77, PAGES 37 THROUGH 40, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLYMOST CORNER OF TRACT "B" OF AVE MARIA UNIT 8, EMERSON PARK, RECORDED IN PLAT BOOK 48, PAGES 41 THROUGH 47, OF SAID PUBLIC RECORDS; THENCE N 66°48'02" E FOR 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,944.00 FEET, TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 66°48'02" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'40" FOR 854.38 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°02'25" FOR 26.25 FEET; THENCE S 08°28'08" W FOR 43.36 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANTHEM PARKWAY (WIDTH VARIES) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S 82°29'56" E; THENCE NORTHERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'38" FOR 35.15 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,934.00 FEET; THENCE NORTHERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'24" FOR 884.53 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PARCEL CONTAINS: 0.2 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE EAST NAD 83/2011 (CORS), WHEREIN THE SOUTHEASTERLY LINE OF TRACT "B", AVE MARIA UNIT 8, EMERSON PARK, BEARS N 64°27'28" E.

DESCRIPTION PREPARED: 03-10-2026.

Digitally signed by Allen M Vose III
Date: 2026.03.10 17:22:42 -04'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 03-10-2026

S:\Atwell\Jobs\24xx\24004146 - Avalon North at Ave Maria-Model Park\21050133 - Avalon North at Ave Maria-Model Park\Descriptions\Avalon North Model Park IE-LBE LGL.doc
S:\Atwell\Jobs\24xx\24004146 - Avalon North at Ave Maria-Model Park\21050133 - Avalon North at Ave Maria-Model Park\Descriptions\Avalon North Model Park IE-LBE SKTDwg

SHEET 1 OF 2

EXHIBIT A

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 29 EAST,
COLLIER COUNTY, FLORIDA

NOTE: ALL LOTS, TRACTS, AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF AVALON NORTH AT AVE MARIA-MODEL PARK, RECORDED IN PLAT BOOK 76, PAGES 46 THROUGH 51, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



PREPARED 03-10-2025
SHEET 2 OF 2

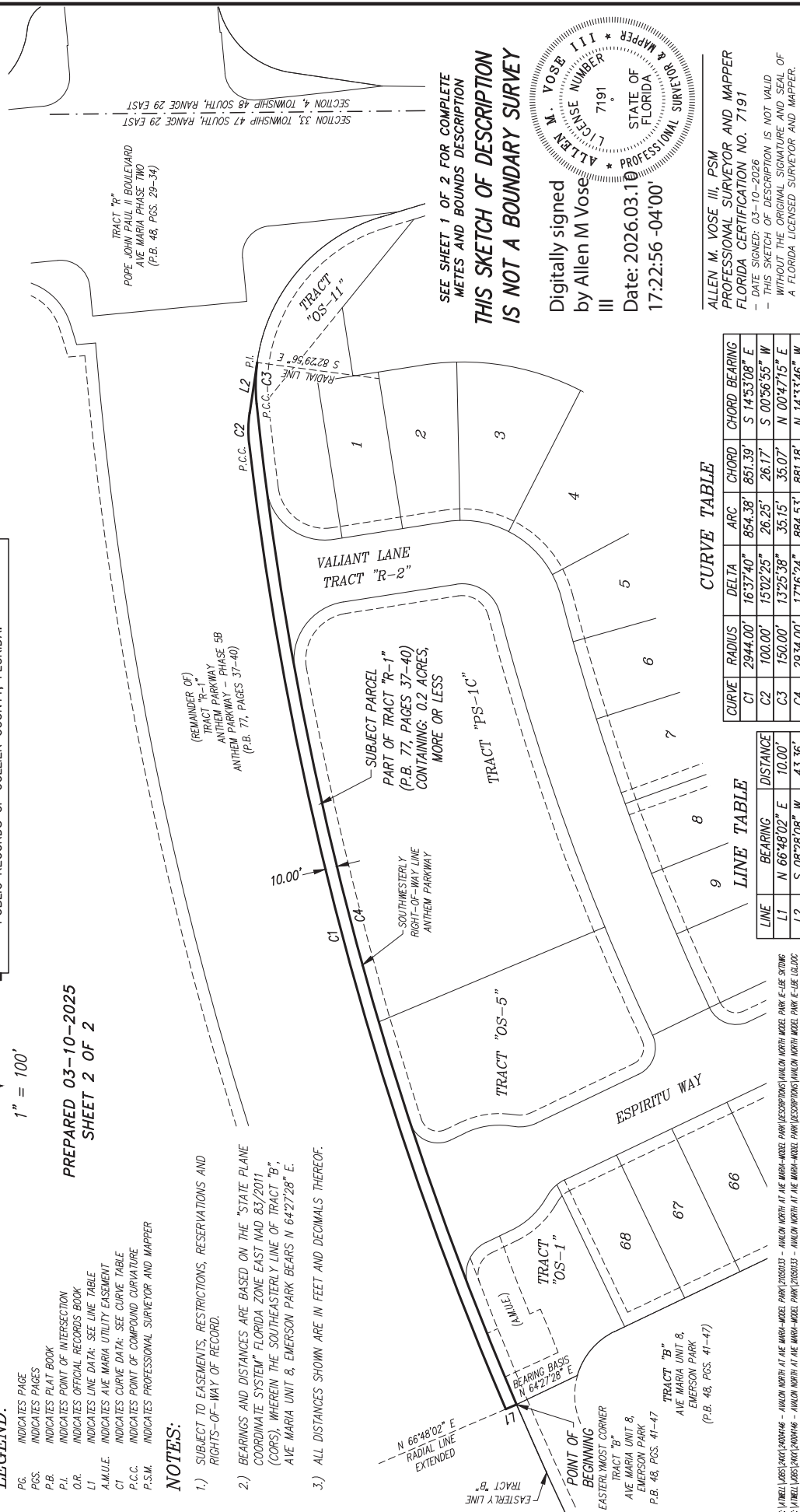
ATWELL
866.650.4200 www.atwell.com
10911 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 - LB# 7832

LEGEND:

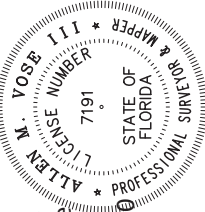
- P.G. INDICATES PAGE
- P.G.S. INDICATES PAGES
- P.B. INDICATES PLAT BOOK
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE DATA; SEE LINE TABLE
- A.M.U.E. INDICATES AVE MARIA UTILITY EASEMENT
- C1 INDICATES CURVE DATA; SEE CURVE TABLE
- P.C. INDICATES POINT OF COMPOUND CURVATURE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE EAST NAD 83/2011 (CORS), WHEREIN THE SOUTHEASTERLY LINE OF TRACT "B", AVE MARIA UNIT 8, EMERSON PARK BEARS N 64°27'28" E.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.



SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION
THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY



Digitally signed
by Allen M Vose
III
Date: 2026.03.10
17:22:56 -04'00'

ALLEN M. VOSE III, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
- DATE SIGNED: 03-10-2026
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2944.00'	16°37'40"	854.38'	851.39'	S 14°53'08" E
C2	100.00'	15°02'25"	26.25'	26.17'	S 00°56'55" W
C3	150.00'	13°25'38"	35.15'	35.07'	N 00°47'15" E
C4	2934.00'	17°16'24"	864.53'	861.18'	N 14°33'46" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°48'02" E	10.00'
L2	S 08°28'08" W	43.36'

S: JARELL LARRY SARTY/240848 - ANJON NORTH AT THE WAHA-MODEL PARK/DESCRIPTIONS/VALON NORTH MODEL PARK E-LOB SYTING
S: JARELL LARRY SARTY/240848 - ANJON NORTH AT THE WAHA-MODEL PARK/DESCRIPTIONS/VALON NORTH MODEL PARK E-LOB LOG/LOC

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
ACCEPTING THE CERTIFICATION OF THE DISTRICT
ENGINEER THAT THE SERIES 2021 BONDS PROJECT IS
COMPLETE; DECLARING THE SERIES 2021 BONDS PROJECT
COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS,
AND AN EFFECTIVE DATE.**

WHEREAS, the Ave Maria Stewardship Community District (the “**District**”) was established by Chapter 2004-461, *Laws of Florida*, as amended (the “**Act**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in the Act and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2006-03, 2006-04, 2006-07, 2021-04, 2025-04, 2025-05 and 2025-17 establishing the debt service special assessments securing the 2021 Bonds, authorizing the issuance of \$11,340,000.00 in aggregate principal amount of its Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act; and

WHEREAS, the District duly authorized and issued Ave Maria Stewardship Community District (Collier County, Florida) Capital Improvement Revenue Bonds, Series 2021 (Ave Maria National Project) (the “**Series 2021 Bonds**”) in the aggregate principal amount of \$11,340,000.00, for the purpose of funding a portion of the construction, installation, and acquisition of public infrastructure, improvements, and services (the “**Series 2021 Project**”), as identified and described in that certain *Master Capital Improvement Program*, dated May 2, 2006, the *Supplemental Sub-Master Engineer's Report*, dated November 14, 2006, and the *Amended Series 2021 Bonds Supplement to the Sub-Master Supplemental Engineer's Report for The National at Ave Maria contained within the Ave Maria Stewardship Community District*, dated June 3, 2025 (the “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report estimates capital costs totaling \$11,437,638.37 for the Series 2021 Project (the “**Total Project Costs**”); and

WHEREAS, the Board adopted Resolution 2025-17, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to the Act, Chapters 170 and 197, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, the Series 2021 Project specially benefits the developable acreage in the District as set forth in Resolution 2025-17 and secured by assessments as described in the *Master Assessment Methodology Report*, dated June 12, 2006, and the *Amended and Restated Fifth Sub-Master Supplemental Assessment Methodology Report for the Series*

2021 Bonds at The National at Ave Maria within the Ave Maria Stewardship Community District, dated June 3, 2025 and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2021 Project financed with the Series 2021 Bonds to the specially benefitted properties within the District as set forth in Resolution 2025-17; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the *Master Trust Indenture* dated December 1, 2006 (the “**Master Indenture**”), as supplemented by that *Ninth Supplemental Trust Indenture* dated March 1, 2021 (the “**Ninth Supplemental Indenture**”), together with the Master Indenture, (the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2021 Project dated April 30, 2026, (the “**Engineer’s Certification**”) attached hereto as **Exhibit A**, wherein the District Engineer certified the Series 2021 Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2021 Project as described above, the Board desires to certify the Series 2021 Project complete in accordance with the Indenture; and

WHEREAS, the actual costs of the Series 2021 Project was greater than or equal to the amount deposited in the Acquisition and Construction Fund resulting in substantially no excess proceeds from the Series 2021 Bonds in the Acquisition and Construction Account.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Ave Maria Stewardship Community District:

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the Act and Chapter 170, *Florida Statutes*, and in accordance with the provisions of Resolution 2025-17.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2021 PROJECT. The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, certifying the Series 2021 Project complete and upon reliance thereon, certifies the Series 2021 Project complete in accordance with Resolution 2025-17 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2021 Project shall be the date of the Engineer’s Certification.

SECTION 4. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2025-17, which remains in full force and effect. This Resolution and Resolution 2025-17 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 5. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[remainder of page intentionally left blank]

APPROVED AND ADOPTED this 5th day of May, 2026.

ATTEST:

**AVE MARIA STEWARDSHIP
COMMUNITY DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Engineer's Certification, dated April 30, 2026

EXHIBIT A

Engineer's Certification, dated April 30, 2026

CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
SERIES 2021 AVE MARIA NATIONAL PROJECT**

April 30, 2026

Ave Maria Stewardship Community District
Board of Supervisors
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

***Re: Certification of Completion
Ave Maria Stewardship Community District – Series 2021 Ave Maria
National Project***

This certificate is furnished in accordance with the *Master Trust Indenture* and the *Ninth Supplemental Trust Indenture* dated December 1, 2006 and March 1, 2021 between the Ave Maria Stewardship Community District and U.S. Bank National Association (together the “Indentures”), and is intended to evidence the completion of the Series 2021 Ave Maria National Project undertaken by the Ave Maria Stewardship Community District. All capitalized terms used herein shall have the meaning ascribed to them in the Indentures.

- I. The Series 2021 Ave Maria National Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for.
- II. All other facilities necessary in connection with the Series 2021 Ave Maria National Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2021 Ave Maria National Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2021 Ave Maria National Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in

substantially no excess proceeds from the Series 2021 Bonds in the Acquisition and Construction Account.



LJA ENGINEERING, INC.

By Edward F. Tryka III, PE
Vice President, Transportation

04-30-2026

STATE OF FLORIDA
COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 30th day of APRIL, 2026, by Edward F. Tryka III, as Vice President of LJA Engineering, Inc. He is personally known to me or produced _____ as identification.

(NOTARY SEAL)



TIFFANY MISENKO
Notary Public
State of Florida
Comm# HH678738
Expires 5/22/2029

Tiffany L. Misenko
Notary Public, State of Florida

Name: Tiffany L. Misenko
(Name of Notary Public, printed, stamped or typed as commissioned)

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT IMPLEMENTING CHAPTER 2004-461(4)(4)(c), LAWS OF FLORIDA, AND REQUESTING THAT THE COLLIER COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN 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, being situated entirely within unincorporated Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Chapter 2004-461(4)(4)(c), *Laws of Florida*, and to instruct the Collier County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Robb Klucik, and Seat 5, currently held by Thomas DiFlorio, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election. The District understands that it will be

responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of May, 2026.

**AVE MARIA STEWARDSHIP
COMMUNITY DISTRICT**

Chairperson, Board of Supervisors

ATTEST:

Secretary / Assistant Secretary

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Ave Maria Stewardship Community District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Collier County Supervisor of Elections located at 3750 Enterprise Avenue, Naples, Florida 34104, Phone (239) 252-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, *Laws of Florida*, as amended. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Ave Maria Stewardship Community District has two (2) seats up for election, specifically seats 3 and 5, which each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Collier County Supervisor of Elections.

Publish on or before May 25, 2026.

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, 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, being situated entirely within Collier County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Chapter 2004-461(4), Laws of Florida.

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

1. **EXISTING BOARD SUPERVISORS; SEAT SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Nick Casalanguida	2028
2	Naomi Robertson	2028
3	Robb Klucik	2026
4	Jay Roth	2026
5	Thomas DiFlorio	2026

This year, Seat 4, currently held by Jay Roth, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four-year period.

2. **LANDOWNER’S ELECTION.** In accordance with Chapter 2004-461(4), Laws of Florida, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November _____, 2026, at ____:____.m., and located at _____, Ave Maria, Florida 34142.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Chapter 2004-461(4), Laws of Florida.

4. **FORMS.** A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District’s Local Records Office, located at 5072 Annunciation Circle, Suite 218 & 219, Ave Maria, Florida 34142, or at the office of the

District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2026.

**AVE MARIA STEWARDSHIP COMMUNITY
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS
OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

Notice is hereby given to the public and all landowners within Ave Maria Stewardship Community District (“**District**”) the location of which is located in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November _____, 2026
TIME: _____:_____ .M.
PLACE: _____

Ave Maria, Florida 34142

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. 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.

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

Allyson Holland
District Manager
Run Date(s): _____, 2026 & _____, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FOR THE ELECTION OF SUPERVISOR**

DATE OF LANDOWNERS' MEETING: **November _____, 2026**

TIME: ____:_____.M.

LOCATION: _____

Ave Maria, Florida 34142

Pursuant to Chapter 2004-461, Laws of Florida, as amended, after the Ave Maria Stewardship Community District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Chapter 2004-461(4), Laws of Florida

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Ave Maria Stewardship Community District to be held at _____, Ave Maria, Florida 34142 on November ____, 2026 at ____: _____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of a member of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Chapter 2004-461(4), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER _____, 2026

For Election (1 Supervisor): The candidate receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ave Maria Stewardship Community District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: _____

Signed: _____

Printed Name: _____

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

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Expenditures				
01-1130 · Payroll Tax Expense	214.20	734.00	-519.80	29.18%
01-1131 · Supervisor Fees	2,800.00	9,600.00	-6,800.00	29.17%
01-1310 · Engineering	73,485.00	110,000.00	-36,515.00	66.81%
01-1311 · Management Fees	36,750.00	73,500.00	-36,750.00	50.0%
01-1313 · Website Management	1,249.98	2,500.00	-1,250.02	50.0%
01-1314 · District Manager - on site	147,000.00	294,000.00	-147,000.00	50.0%
01-1315 · Legal Fees	44,089.87	100,000.00	-55,910.13	44.09%
01-1320 · Audit Fees	0.00	18,600.00	-18,600.00	0.0%
01-1330 · Arbitrage Rebate Fee	2,600.00	5,550.00	-2,950.00	46.85%
01-1440 · Rents & Leases	0.00	14,400.00	-14,400.00	0.0%
01-1441 · Travel & Lodging	3,273.66	10,000.00	-6,726.34	32.74%
01-1450 · Insurance	124,304.00	120,000.00	4,304.00	103.59%
01-1480 · Legal Advertisements	1,646.42	8,000.00	-6,353.58	20.58%
01-1512 · Miscellaneous	1,771.42	10,000.00	-8,228.58	17.71%
01-1513 · Postage and Delivery	1,293.14	3,000.00	-1,706.86	43.11%
01-1514 · Office Supplies	558.15	3,500.00	-2,941.85	15.95%
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	16,688.75	50,000.00	-33,311.25	33.38%
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	453,615.30	1,050,000.00	-596,384.70	43.2%
02-002 · Plant Replacement	88,266.57	200,000.00	-111,733.43	44.13%
02-003 · Mulch & Pinestraw	0.00	175,000.00	-175,000.00	0.0%
02-004 · Tree Trimming	0.00	80,000.00	-80,000.00	0.0%

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

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
02-005 · Irrigation Repairs	156,179.85	215,000.00	-58,820.15	72.64%
02-006 · Annual Flowers	39,872.93	80,000.00	-40,127.07	49.84%
02-007 · Misc Landscaping	26,510.18	50,000.00	-23,489.82	53.02%
02-008 · Electricity	55,710.78	150,000.00	-94,289.22	37.14%
02-009 · Street Light Maint	56,578.37	140,000.00	-83,421.63	40.41%
02-010 · Sidewalk, Curb, Paver Repair	34,212.00	100,000.00	-65,788.00	34.21%
02-011 · Asphalt Repairs	16,509.33	75,000.00	-58,490.67	22.01%
02-012 · Striping & Traffic Markings	3,000.00	50,000.00	-47,000.00	6.0%
02-013 · Street Signs	16,350.00	35,000.00	-18,650.00	46.71%
02-014 · Street Sweeping	17,400.00	36,000.00	-18,600.00	48.33%
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	33,527.00	80,000.00	-46,473.00	41.91%
02-018 · Preserve MTE	42,715.00	115,000.00	-72,285.00	37.14%
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	639.90	6,000.00	-5,360.10	10.67%
02-022 · Small Tools	1,011.38	5,000.00	-3,988.62	20.23%
02-023 · Vehicle Fuel & MTE	3,950.87	10,000.00	-6,049.13	39.51%
02-024 · Rodent & Pest Control	8,850.00	20,000.00	-11,150.00	44.25%
02-025 · Misc MTE & Repairs	13,155.07	55,000.00	-41,844.93	23.92%
02-026 · Christmas Lights	23,500.00	23,500.00	0.00	100.0%
02-027 · Asset Mgt Support & Softw	43,418.63	140,000.00	-96,581.37	31.01%
02-028 · Professional Services	16,690.45	70,000.00	-53,309.55	23.84%
02-029 · Security Cameras	97,372.20	250,000.00	-152,627.80	38.95%
02-030 · Roundabout Uplighting	50,000.00	76,000.00	-26,000.00	65.79%
02-031 · Crosswalk Enhancements	0.00	100,000.00	-100,000.00	0.0%
02-032 · Streetlight Numbering	0.00	10,000.00	-10,000.00	0.0%

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

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
02-033 · Entry Feature Water	2,685.36	9,400.00	-6,714.64	28.57%
02-034 · Irrigation Water (Use)	70,666.54	140,000.00	-69,333.46	50.48%
02-035 · Admin Office Rent & Supplies	7,770.00	9,600.00	-1,830.00	80.94%
02-036 · Office Rent & Supplies	7,989.85	26,000.00	-18,010.15	30.73%
02-037 · Cable Phone Modems	4,062.64	10,000.00	-5,937.36	40.63%
02-038 · Base Mgmt Fee FSR	3,000.00	6,000.00	-3,000.00	50.0%
02-039 · Storm Cleanup & Repairs	0.00	112,500.00	-112,500.00	0.0%
02-041 · Operations Team Salaries	242,550.00	485,100.00	-242,550.00	50.0%
Total Expenditures	2,096,194.79	6,161,046.00	-4,064,851.21	34.02%