DG FARMS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting and Public Hearing

Date/Time:

Monday, March 9, 2026
6:00 P.M.

Location:

Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

DG Farms Community Development District

c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
DG Farms Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the DG Farms Community Development District is scheduled for **Monday, March 9, 2026,** at **6:00 P.M.** at the **Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: **DG FARMS COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 9, 2026
Time: 6:00 P.M.
Location: Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Supervisor	Position	
Don Reichard	Chairman	
Rob Mendoza	Vice Chair	
Andrew Alexandre	Assistant Secretary	
Jeff Duzzny	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

Regular Meeting and Public Hearing

For the full agenda packet, please contact dgfarms@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Update: Tennis and Basketball Court Project – Total Restoration Costs - $70,375.00 **Exhibit 1**

C. Field Service Manager

1. Field Report conducted on February 24, 2026 **Exhibit 2**
2. Consideration of Aquatic Maintenance Proposals:
   a. Advanced Aquatic
      i. Waterway and Fountain Management - $1,649.00/month **Exhibit 3**
      ii. Infrastructure Repairs - $13,620.00 **Exhibit 4**
      iii. Sample Reports
         - Quarterly Fountain Inspection **Exhibit 5**
         - Monthly Waterway Inspection **Exhibit 6**
         - Special Service Project **Exhibit 7**
   b. Crosscreek Environmental - $1,325.00/month **Exhibit 8**

c. Aquatic Weeds - $1,300.00/month **Exhibit 9**

d. Steadfast - $1,580.00/month **Exhibit 10**

D. District Manager

1. Consideration of Landscape and Irrigation Maintenance Services Proposals:

a. BrightView - $159,888 **Exhibit 11**

b. Juniper - $202,460 **Exhibit 12**

c. ASI Landscapes (Yardnique) – $173,160 **Exhibit 13**

d. United Land Services - $187,828 **Exhibit 14**

e. Pine Lake - $175,432 **Exhibit 15**

f. RedTree - $192,300 **Exhibit 16**

g. Prince & Sons - $202,584 **Exhibit 17**

2. Consideration/Approval of Locks Proposal – 10 Minute Locksmith - $2,809.00 **Exhibit 18**

IV. Business Items

A. Public Hearing on Revised Policies and Rates for Amenity Rentals

B. Consideration/Adoption of Resolution 2026-02, Adopting Revised Policies and Rates for Amenity Rentals **Exhibit 19**

V. Consent Agenda Items

A. Consideration/Approval of the February 9, 2026, Regular Meeting Minutes **Exhibit 20**

B. Consideration/Acceptance of the January 2026 Unaudited Financial Statements **Exhibit 21**

C. Ratification of Audit Engagement Letter for FY 2025 – DiBartolomeo, McBee, Hartley & Barnes, P.A. – NTE $3,950 **Exhibit 22**

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

DG FARMS POOL PROJECT
Surface Slam Tennis Court Conversion Proposal Summary

ITEM NO.	DESCRIPTION	PROPOSAL AMOUNT	NOTES
1	**Existing Tennis Court**		
1.1	Existing Tennis Court Repairs and Resurfacing. (Includes painting of 4 pickleball Courts)	$ 39,375.00	
2	**300 LF Fence**		
2.1	Furnish and install 300 LF of 4' High Fence between pickleball court and tennis court	$ 26,500.00	
3	**Labor for Basketball Court Resurface**		
3.1	Basketball resurface	$ 4,500.00	
	Total Court Restoration Project Costs	$ 70,375.00	

ESTIMATE



Prepared For

DG Farms
Wimauma, Florida
(352) 777-0183

Surface Slam

West Palm , Florida
Phone: (681) 331-8200
Email: gary@uspacoatings.com

Estimate # 250
Date 11/14/2025

Description	Total
Sand (50lb Bag)	$1,122.00
Acrylic Patch Binder (5 Gallon)	$1,050.00
Portland	$13.00
Acrylic Resurfacer	$3,900.00
Blue Paint	$3,510.00
Green Paint	$4,680.00
Pickleball Post Installation (Permanent Post)	$12,000.00
Striping Pickleball/Tennis	$1,600.00

Concrete Curb	$3,000.00
Labor	$8,500.00

Subtotal	$39,375.00
Total	**$39,375.00**
Deposit Due	**$19,687.50**

Notes:

5 Year Warranty

50% Down Payment locks job into schedule and orders materials.

Start date: 01/24/2026

Very limited on scheduling for 2026



Signed on: 02/23/2026
Surface Slam

DG Farms

INVOICE



Bill To

DG Farms Fencing/ Basketball Court
Wimauma, Florida
(352) 777-0183

Surface Slam

West Palm , Florida
Phone: (681) 331-8200
Email: gary@uspacoatings.com

Payment terms	Due upon receipt
Invoice #	213
Date	02/23/2026

Description	Total
Fencing Black Chain Link 4' Height 300'	$16,000.00
Labor	$10,500.00
Labor for Basketball Court Resurface All repairs and footers are included in this estimate	$4,500.00

Subtotal	$31,000.00
Total	**$31,000.00**
Deposit Due	**$15,500.00**

Notes:

5 Year Warranty

50% Down Payment locks job into schedule and orders materials.

Start date: 3-4 weeks

Very limited on scheduling for 2026



Signed on: 02/23/2026

Surface Slam

DG Farms Fencing/ Basketball Court

EXHIBIT 2

AGENDA

DG Farms CDD

Gary Schwartz

Complete

Score	97 / 109 (88.99%)	Flagged items	1	Actions	1

24 Feb 2026 10:17 EST

Prepared by Gary Schwartz

Ponds 32 / 33 (96.97%)

Ponds 1 3 / 3 (100%)

Ponds Good

The receded pond is well maintained overall.


Photo 1


Photo 2


Photo 3

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713049571799054,
-82.32796039325588)

Ponds 2 3 / 3 (100%)

Ponds Good

The heavily receded pond is well maintained overall.


Photo 4


Photo 5


Photo 6

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.715400350700524,
-82.3288277161539)

Ponds 3 3 / 3 (100%)

Ponds Good

The pond is heavily receded, but overall well maintained.


Photo 7


Photo 8


Photo 9

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.717126821138482,
-82.32857306737233)

Ponds 4

3 / 3 (100%)

Ponds

Good


Photo 10


Photo 11


Photo 12

Pond Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717220815594864,
-82.32823041190437)

Ponds 5

3 / 3 (100%)

Ponds

Good


Photo 13


Photo 14


Photo 15

Pond Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.716839429487298,
-82.32730482590745)

Ponds 6

2 / 3 (66.67%)

Ponds

Fair

Minor algae in the heavily receded pond.


Photo 16


Photo 17


Photo 18

Pond Location

16568–16598 Emerald Blossom
Blvd

Wimauma FL 33598
United States
(27.72120314751231,
-82.32415102831928)

Ponds 7

3 / 3 (100%)

Ponds

Good


Photo 19


Photo 20


Photo 21

Pond Location

16341 Little Garden Dr
Wimauma FL 33598
United States
(27.721805943614527,
-82.32327597646263)

Ponds 8

3 / 3 (100%)

Ponds

Good

The heavily receded pond is well maintained overall.


Photo 22


Photo 23


Photo 24

Pond Location

16406 Little Garden Dr
Wimauma FL 33598
United States
(27.720710078740996,
-82.32295484735187)

Ponds 9

3 / 3 (100%)

Ponds

Good

The heavily receded pond is well maintained overall.


Photo 25


Photo 26


Photo 27

Pond Location

16652 Mosaic Oar Dr
Wimauma FL 33598
United States
(27.72190219068018,
-82.32097867869257)

Ponds 10

3 / 3 (100%)

Ponds Good


Photo 28


Photo 29


Photo 30

Pond Location

5006 Brickwood Rise Dr
Wimauma FL 33598
United States
(27.71735258049447,
-82.32569608265075)

Ponds 11 3 / 3 (100%)

Ponds Good


Photo 31


Photo 32


Photo 33

Pond Location

16404 Treasure Point Dr
Wimauma FL 33598
United States
(27.718936839945535,
-82.3253751327427)

Landscaping 1 flagged, 1 action, 22 / 30 (73.33%)

Landscaping 1 1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping Poor


Photo 34


Photo 35


Photo 36


Photo 37


Photo 38

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 10:21 EST | Created by: Gary Schwartz

Plant dieback due to the recent cold weather. Plant replacements will be needed as well as cutbacks to encourage new growth.

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.712887944926145,
-82.32787568629203)

Landscaping 2 3 / 3 (100%)

Landscaping Good

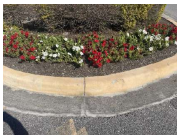


Photo 39

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71285181290358,
-82.327726135719)

Landscaping 3 2 / 3 (66.67%)

Landscaping Fair

Turf fertility improvement is needed.



Photo 40

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.712964178028493,
-82.32786010623849)

Landscaping 4 2 / 3 (66.67%)

Landscaping Fair

Poor turf fertility conditions are present. Brightview needs to submit an action plan to improve the turf fertility. Some of the issues may be from the recent cold weather.



Photo 41



Photo 42



Photo 43



Photo 44

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.714666947236445,
-82.32806726889656)

Landscaping 5 2 / 3 (66.67%)

Landscaping Fair

Poor turf fertility conditions.


Photo 45


Photo 46

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.715426292204477,
-82.32881302472977)

Landscaping 6 2 / 3 (66.67%)

Landscaping Fair

The Ixora plants were severely affected by the recent cold weather.


Photo 47

Landscaping Location

Landscaping 7 3 / 3 (100%)

Landscaping Good


Photo 48


Photo 49

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.717201779753747,
-82.3284427433787)

Landscaping 8 2 / 3 (66.67%)

Landscaping Fair

The plants will need to be cut back to stimulate new growth. Turf fertility improvement is needed.

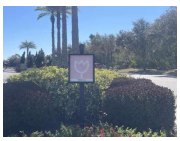

Photo 50


Photo 51


Photo 52


Photo 53


Photo 54


Photo 55


Photo 56

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71721013310397,
-82.32820777076837)

Landscaping 9 3 / 3 (100%)

Landscaping Good


Photo 57


Photo 58

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.716899895819335,
-82.32776602660982)

Landscaping 10 2 / 3 (66.67%)

Landscaping Fair

Plant fertility is needed as well as plant cutbacks. There will be a few plants that will need to be replaced.

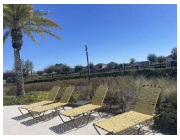

Photo 59


Photo 60


Photo 61


Photo 62

Landscaping Location

Mailbox Good


Photo 63

Mailbox Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.718044200655484,
-82.32678670202876)

Streetlights Working


Photo 64

Streetlights Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713166324298438,
-82.3278573264051)

Entrance Monuments — Good


Photo 65

Entrance Monuments - Secondary

Gates — Good


Photo 66


Photo 67

Gates - Secondary — Good

Sidewalks — Good


Photo 68


Photo 69

Sidewalks Location

16403 Treasure Point Dr
Wimauma FL 33598
United States
(27.718483306446245,
-82.32617473513115)

Common Area Fence — Good


Photo 70

Roads — Good


Photo 71


Photo 72

Roads Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713265286673373,
-82.32778184769596)

Amenities 21 / 21 (100%)

Amenities 1 21 / 21 (100%)

Basketball Court Good


Photo 73

Tennis Court Good


Photo 74


Photo 75

Clubhouse Good


Photo 76

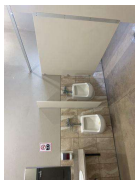

Photo 77


Photo 78


Photo 79

Clubhouse Restroom Good


Photo 80


Photo 81

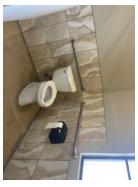

Photo 82


Photo 83


Photo 84

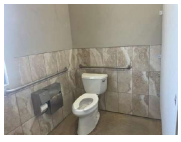

Photo 85


Photo 86


Photo 87

Pool Good


Photo 88


Photo 89

Tot Lot Good


Photo 90


Photo 91

Dog Park Good


Photo 92


Photo 93

WiFi Speed at Clubhouse

Sign Off



Gary Schwartz
2 Mar 2026 14:31 EST

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 1

Landscaping

Poor


Photo 34


Photo 35


Photo 36


Photo 37


Photo 38

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Mar 2026 10:21 EST | Created by: Gary Schwartz

Plant dieback due to the recent cold weather. Plant replacements will be needed as well as cutbacks to encourage new growth.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

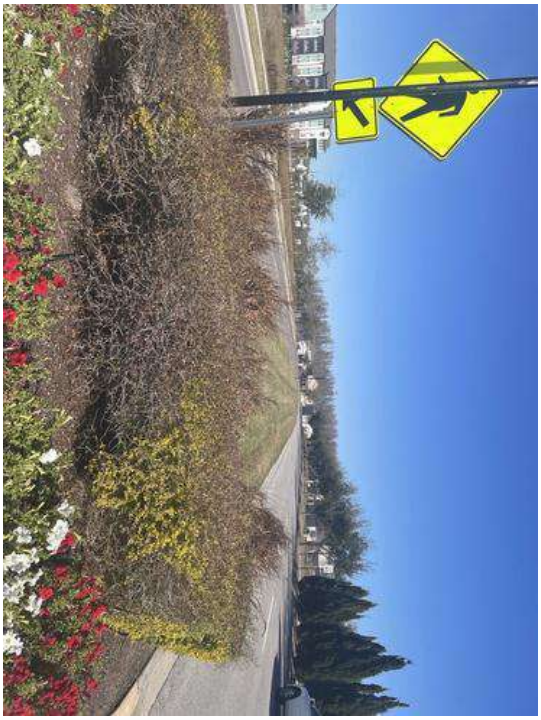


Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93

EXHIBIT 3

AGENDA

Waterway and Fountain Management Proposal

For

DG FARMS (Sereno) Community Development District



www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

January 22, 2026

DG Farms (Sereno) Community Development District
c/o KAI
Mr. Andy Mendenhall, VP of District Management
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607

Dear Andy,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at DG Farms (Sereno) CDD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 34 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jasczak

Jason Jasczak,

Environmental Consultant

Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

REFERENCES

Bexley CDD – Land O' Lakes	Lynn Hayes	813-994-1001
Meadow Pointe IV CDD	Darryl Adams	813-933-5571
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD – Wesley Chapel	Mark Vega	813-295-5455
Riverbend West CDD	Kristee Cole	813-382-7355
Copperstone CDD - Parrish	Stephanie DeLuna	813-933-5571
North River Ranch District	Pete Williams	813-625-4082
Sun City West (Kings Point)	Shawna Deiulio	813-812-7895
Forest Creek CDD - Parrish	Mark Vega	941-740-3487
South Fork CDD – Riverview	Mark Vega	941-740-3487
Highlands CDD - Wimauma	Kristee Cole	813-382-7355
Southshore Falls- Apollo Beach	Chad Newell	941-740-3487
Elm Ridge - Riverview	Pamela Cook	813-712-0568

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1-800-491-9621

WATERWAY CHART

Client: **DG Farms (Sereno) Community Development District**

Survey Date: **January 2026**

POND:	PERIMETER:	ACREAGE:
1	538	0.13
2	474	0.18
3	984	0.49
4 (don't service)	1519	1.36
5	1269	1.71
6	274	0.12
7	3055	6.1
8	1361	2.42
9	1062	1.1
10	1083	1.19
11	1299	2.35
12	1028	0.77
13	1080	1.29
14	788	0.74
15	1151	1.95
16	1048	0.64
17	226	0.01
18	1810	3.26
19	1045	1.61
Totals:	21094	27.42

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DG FARMS (Sereno) CDD









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DG FARMS (Sereno) CDD









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DG FARMS (Sereno) CDD

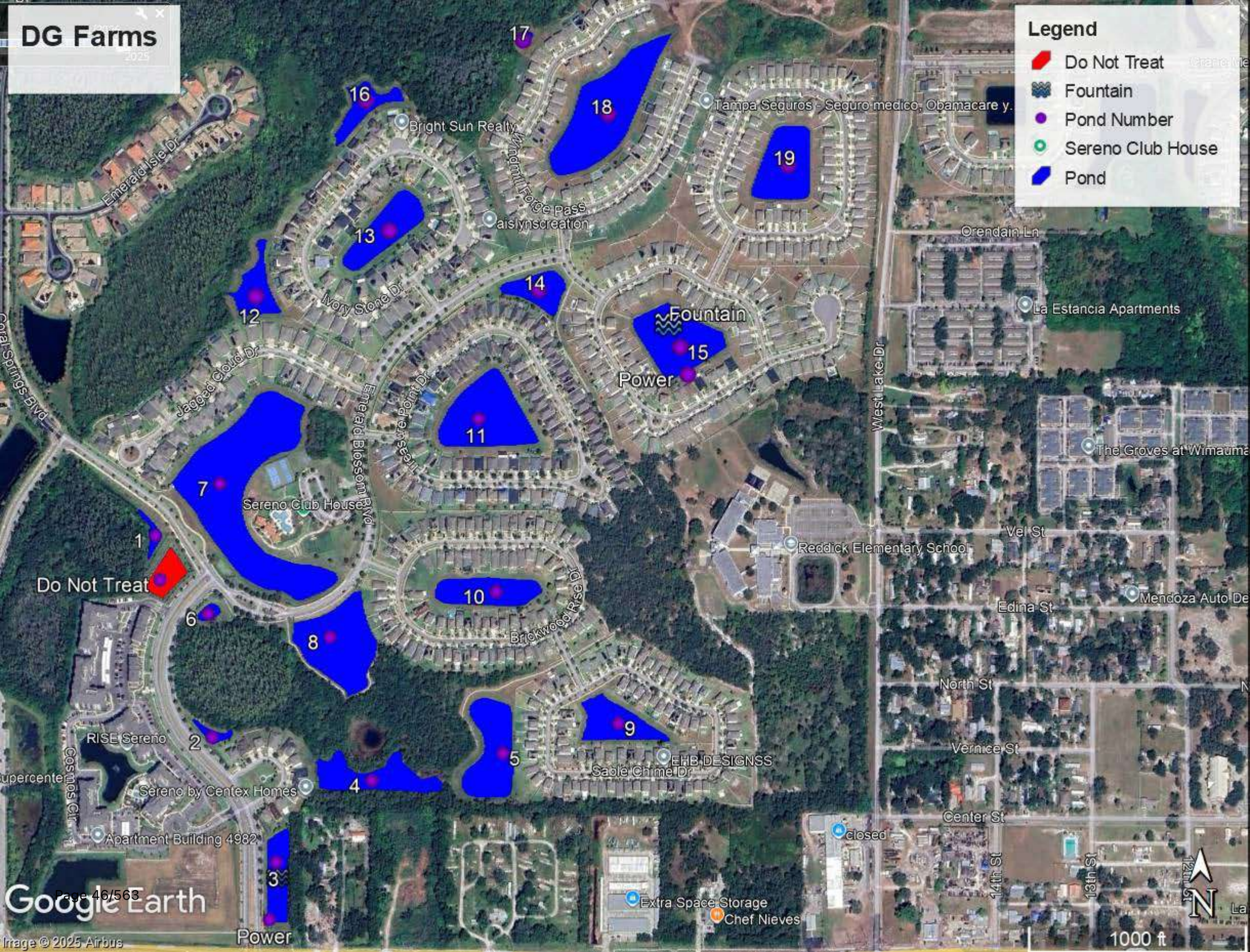








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1-800-491-9621


DG Farms
Legend
Do Not Treat
Fountain
Pond Number
Sereno Club House
Pond
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
Do Not Treat
Fountain
Power
Power
Sereno Club House
Emerald Isle Dr
Coral Springs Blvd
Jagged Cloud Dr
Ivory Stone Dr
Windmill Forge Pass
Emerald Blossom Blvd
Treasured Dr
Brickwood Rise Dr
West Lake Dr
Orendain Ln
La Estancia Apartments
The Groves at Wimauma
Reddick Elementary School
Vel St
Edina St
North St
Vernice St
Center St
Mendoza Auto De
Bright Sun Realty
Tampa Seguros - Seguro medico, Obamacare y.
aislynscreation
RISE Sereno
Sereno by Centex Homes
Apartment Building 4982
EHB DESIGNSS
Saole Chime Dr
Cosmos Cir
closed
Extra Space Storage
Chef Nieves
14th St
13th St
12th St
Google Earth
Image © 2025 Airbus
1000 ft
N

Proposal Date: 1/22/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

DG Farms (Sereno) Community Development District
c/o Kai
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1) AAS, Inc. agrees to manage eighteen (18) stormwater ponds with a total shoreline of approximately 19,575 linear feet located at DG Farms (Sereno) CDD in Wimauma, Florida.

2) A minimum of 24 inspections with treatment as required (2 visits per month).

3) Quarterly Fountain Maintenance on two (2) floating fountains to consist of the following:

- Check control panel components and amperage draw of pump and motors, including timers on fountains.
- Clean junction intake screens.
- Clean and adjust water feature jets.
- Clean and check lights.
- Replace any bulbs as needed. ** (Customer pays for bulbs)
- Check for power surges and reset G.F.C.I. breakers.
- Visually check all accessible piping for damage or leaks.

** Lights will be changed at time of service only. If light changes are required more frequently, standard labor rates apply.

No parts or special repairs are included in this maintenance agreement. By charging for maintenance, AAS, Inc. does not assume responsibility for parts failure or repair costs.

Repairs and parts with a total cost of $500.00 or less, including items such as replacement light bulbs or gaskets, may be completed at the time of service without prior approval and will be invoiced separately. Any repair or part replacement exceeding $500.00 will be submitted as a written quote and must be approved by the client before work is performed.

4) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Services:

Initial Debris Cleanup	$500.00
Aquatic Weed and Algae Control	$1,502.00
Shoreline Weed Control	Included
Monthly Quality Assurance Reports	Included
Lake Dye (as needed)	Included
CDD Meetings Attendance as requested	Included
Quarterly Fountain Maintenance	$147.00
($441 Quarterly- Billed Monthly)	
Total Monthly Investment	$1,649.00

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lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

First month's payment of $2,149.00 to be followed by payments in equal and consecutive monthly installments of $1,649.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service thirty (30) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

5) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.

6) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

7) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

8) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

9) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

10) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

11) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

12) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

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lakes@advancedaquatic.com
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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Proposal Date: 1/22/2026

(DG Farms (Sereno) Community Development District, 3 of 3)

13) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

14) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

15) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

16) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

_____ _____

For: *Advanced Aquatic Services, Inc.* Authorized Customer's Signature Title

Date: _____ Print Name: _____ Date: _____

Contract Start Date: _____

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EXHIBIT 4

AGENDA

ADVANCED AQUATIC SERVICES, Inc.

- INFRASTRUCTURE REPAIRS PROPOSAL - **Pond #2, 9, 11, 15, 19, and 17**

January 26, 2026

DG Farms (Sereno) Community Development District
c/o Kai
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services: (see attached map)

Pond 2- NW inflow pipe- Remove the sediment in front of the inflow pipe out 10 feet by 6 feet wide and down 1-2 feet.

Pond 9- Northern inflow pipe- Removal of sediment in front of inflow pipe out 10 feet and 6-8 feet in width and approximately down 1-2 feet. Eastern inflow pipe- Removal of sediment 20 feet out by 6 feet in width and approximately down 1-2 feet.

Pond 11- Remove the sediment around the skimmer to restore the functionality of the system. Sediment will be removed 4 feet around the skimmer and down 1-2 feet.

Pond 15- Southern inflow pipe- Install 57 rock under the apron, sediment around the top portion to re-slope the pond bank and install Bahia. Inflow pipe will also be wrapped in 6–8-inch rip rap. Old inflow pipe, that was left in the pond located just to the left of the installed inflow pipe will also be removed. Northern inflow pipe- 57 rock to be installed under the apron and wrapped in rip rap.

Pond 17- Reinstall the existing grates on the weir.

Pond 19- SE inflow pipe- Remove the sediment in front of the inflow pipe approximately 6 feet in width and out 12 feet. Weir- Remove the buildup of sediment in front of the skimmer approximately 15 feet in width, out 12 feet and down 4-5 feet.

A 50% deposit is required prior to commencement of the job in the amount of $6,810.00

Total $13,620.00

1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
3.) Pricing is subject to inventory availability.

4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

DG FARMS (SERENO) CDD









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DG FARMS (SERENO) CDD



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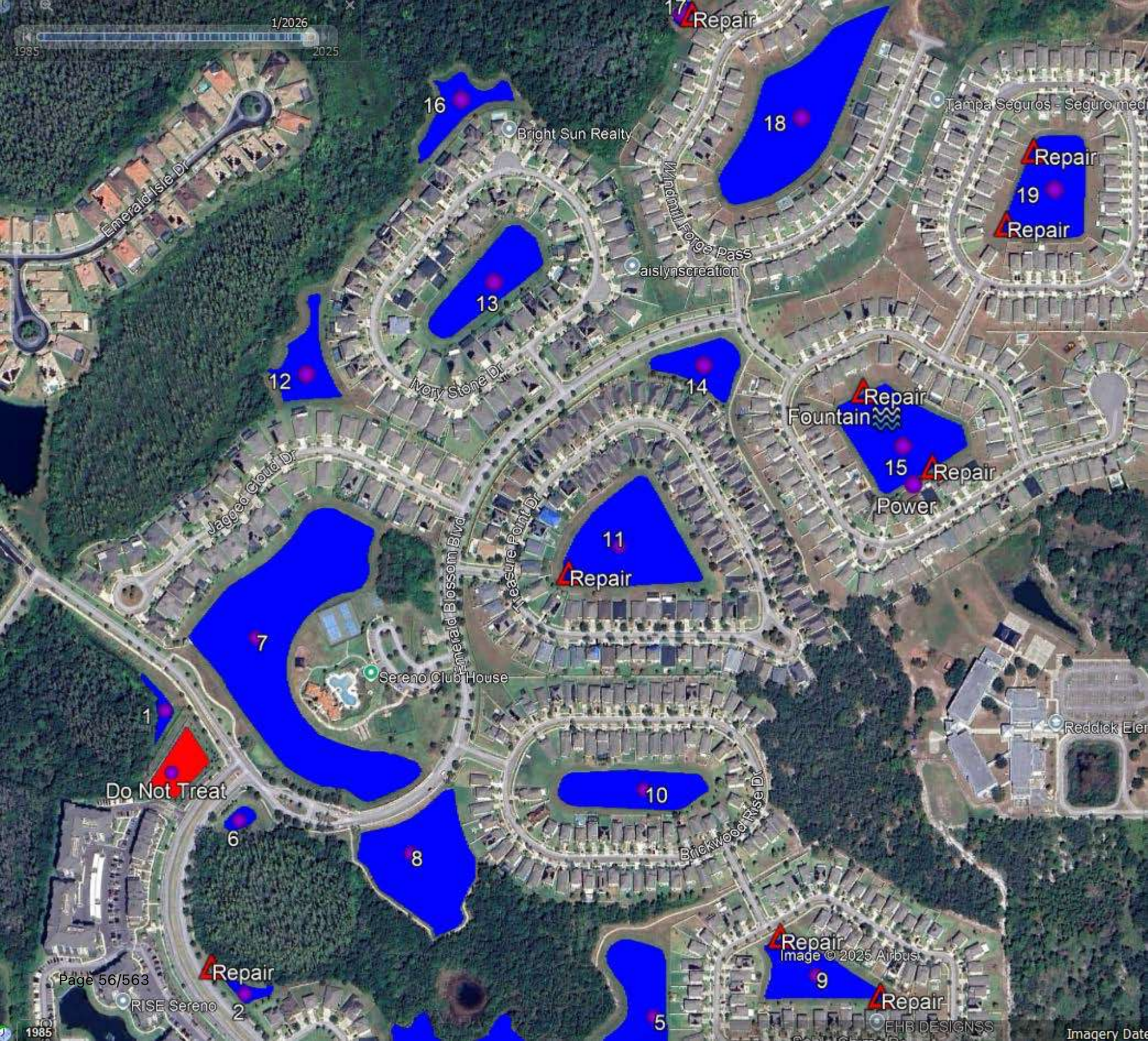

1/2026
1985
2025
Repair
16
Bright Sun Realty
18
Tampa Seguros - Seguro medi
Repair
19
Repair
Emerald Isle Dr
Windmill Forge Pass
aislynscreation
13
12
Ivory Stone Dr
14
Repair
Fountain
15
Repair
Power
Jagged Cloud Dr
Treasure Point Dr
Emerald Blossom Blvd
11
Repair
7
Sereno Club House
1
Reddick Elem
Do Not Treat
10
Brickwood Rise Dr
6
8
Repair
Image © 2025 Airbus
9
Repair
Repair
RISE Sereno
2
5
EHB DESIGNSS
1985
Imagery Date

EXHIBIT 5

AGENDA



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

12/11/2025

Prepared for:
Copperstone
Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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Site Map 15

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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look good. Previous treatments of the minimal amount of shoreline weeds have shown positive results. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds. Torpedograss, Alligator weed, and Pennywort were previously targeted and positive results were seen.





Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously, shoreline weeds were treated and positive results have been seen in the reduction of Torpedograss





Site Assessments

Pond 3

Comments:
Site Looks Good

Pond 3 looks good overall. The native vegetation is robust and thriving. Minimal amounts of Torpedograss were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.





Pond 4

Comments:
Site Looks Good

Pond 4 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds and Torpedograss have been targeted for treatment and positive results were observed.





Site Assessments

Pond 5

Comments:
Site Looks Good

Pond 5 looks good. A very minimal amount of Hydrilla was previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.





Dry Retention Area 6

Comments:
Site Looks Good

This site looks good, minimal to no new growth has been observed. This site is currently dry and the outflow structures are clear to flow as needed. Previous treatments have targeted minimal amounts of invasive terrestrial growth.





Site Assessments

Dry Retention Area 7

Comments:
Site Looks Good

This site looks good, minimal to no new growth has been observed. This site is currently dry and the outflow structures are clear to flow as needed. Previous treatments have targeted minimal amounts of invasive terrestrial growth.





Pond 8

Comments:
Normal Growth Observed

Pond 8 looks good overall, with a very minimal amount of new algae growth in a few spots around the shoreline perimeter. This new growth is only a few inches in a couple spots and very limited amount. Algae will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.





Site Assessments

Pond 9

Comments:
Site Looks Good

Pond 9 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were recently targeted for treatment and positive results were seen. The water level on this pond has remained low.

Aeration system is opertational.





Pond 10

Comments:
Site Looks Good

Pond 10 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The previous algae treatments have been effective at reducing and eliminating the algae previously present on this pond. Water level on this pond is low.
Aeration system is operational.





Site Assessments

Pond 11

Comments:
Site Looks Good

Pond 11 looks great. Previous treatments have targeted shoreline weeds on the exposed shoreline perimeter and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system is operational.





Pond 12

Comments:
Site Looks Good

Pond 12 has continued to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds have been previously targeted for treatments and positive results were seen.

Aeration system is still down.





Site Assessments

Pond 13

Comments:
Site Looks Good

Pond 13 looks great. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds. A minor amount of trash was picked up during the maintenance visit on this pond as well as other ponds.

Aeration system is operational.





Pond 14

Comments:
Normal Growth Observed

Overall pond 14 looks good. Previous treatments have focused on algae, Duckweed, and Hydrilla. These treatments have shown positive results and only a follow up treatment for a very minimal amount of Hydrilla is needed. No issues were observed with algae or shoreline weeds.
Aeration system is operational.





Site Assessments

Pond 15

Comments:
Site Looks Good

Pond 15 continues to look good. Previously a minimal amount of shoreline weeds were observed and positive results from this treatment were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.





Dry Retention Area 16

Comments:
Normal Growth Observed

Minor growth of grasses and weeds were observed around the outflow structure. No other issues were observed and this new growth will be targeted for treatment during the upcoming visit.





Site Assessments

Pond 17

Comments:
Site Looks Good

Pond 17 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments have targeted shoreline weed growth and positive results were observed. This pond remains at a normal level.





Pond 18

Comments:
Site Looks Good

The ditch looks great. No vegetation growth was observed. Water can flow freely as needed.





Site Assessments

Pond 19

Comments:
Normal Growth Observed

Algae growth has been reduced from previous treatments. The remaining algae is minimal and will continue to be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. The water level remains low.





Pond 20

Comments:
Site Looks Good

Pond 20 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments for shoreline weeds have shown positive results. Water level has remained low.

Aeration system is operational.





Site Assessments

Pond 21

Comments:
Site Looks Good

Minimal to no new invasive growth was observed on pond 21. Pond 21 looks good. Pennywort and Torpedograss were previously treated only a very minimal amount remain. These will continue to be targeted during routine maintenance visits. No other issues were observed on this pond. The water level is low.





Pond 22

Comments:
Site Looks Good

Pond 22 looks good. Previously shoreline weeds and Torpedograss were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

1 out of the 2 aeration systems are running.





Site Assessments

Pond 23

Comments:
Site Looks Good

Pond 23 has continued to look good after previous shoreline weed treatments. Positive results have been seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds.





Pond 24

Comments:
Normal Growth Observed

A moderate amount of Pennywort growth was observed in the eastern corner of this pond. Other than that, this pond looks good. The Pennywort growth will be targeted during the upcoming visits. No issues were observed with algae or submersed weeds.





Site Assessments

Pond 25

Comments:
Site Looks Good

The newly planted vegetation has continued to do well. This new growth will continued to be monitored. Pond 25 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.





Littoral Area 26

Comments:
Normal Growth Observed

Previously the buffer area of this littoral site was targeted for Sesbania, Torpedograss, and Primrose growth. Positive results were seen from those treatments. A new growth of Camphorweed was observed in the buffer area and will be targeted for treatment during the upcoming visits.





Map

EXHIBIT 6

AGENDA

Park Place Community Development District

Quarterly Fountain Inspection Report

Reasons for Inspection:

Quality Assurance

Date:

1/15/2026

Prepared by:

Cody Q. Wylupek, Fountain & Aeration Technicia

Site Assessments

Pond 11

Comments and pictures:

Fountain timer: 7am-11pm
Light timer: 7pm-11pm

-Fountain amperage:
Yellow: 20.6A
Black: 25.3A
Red: 10.1A
-Fountain leakage: 2.2mA (good reading)

-Light amperage: 0.86A

Fountain, intake screen and display head nozzles cleaned via pressure washer, clocks and timers checked. Fountain, timers and lights running as they should.

Control Panel



Before Cleaning



After Cleaning



Operational



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Site Assessments

Pond 13

Comments and pictures:

Fountain timer: 7am-11pm
Light timer: 6pm-11pm

-Fountain amperage:
Yellow: 11.9A
Black: 15.1A
Red: 8.15A
-Fountain leakage: 0.54mA (excellent reading)

-Light amperage: 0.56A

Fountain, intake screen and display head nozzles cleaned via pressure washer, clocks and timers checked. Fountain, timers and lights running as they should.

Control Panel



Before Cleaning



After Cleaning



Operational



Site Assessments

Pond 14

Comments and pictures:

Fountain timer: 5am-12am
Light timer: 6pm-12am

Fountain amperage:
Yellow: 27.15A
Black: 25.7A
Red: 5.11A
Fountain leakage: 1.9mA

Light amperage: 0.43A

Fountain, intake screen and display head nozzles cleaned via pressure washer, clocks and timers checked. Fountain, timers and lights running as they should.

Control Panel



Before Cleaning



After Cleaning



Operational




Advanced AQUATIC
Park Place CDD
Pond 11
Pond 11
Fountain
Panel
Gothic Ln
Mineral Dr
Citrus Park Dr


Advanced AQUATIC
Citrus Park Dr
Citrus Park Dr
Pond 13
Fountain
Blacksmith Dr
Panel
Park Place CDD
Pond 13


Panel
Fountain
Pond 14
Boat Launch
Park Place CDD
Pond 14

EXHIBIT 7

AGENDA



VENTANA COMMUNITY DEVELOPMENT DISTRICT

Ditch Clean Up

Before, During and Completion Photos

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VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

BEFORE PHOTOS: 1/13/2026









VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

BEFORE PHOTOS:









VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

DURING PHOTOS: 1/15/2026









VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

DURING PHOTOS:









VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

COMPLETION PHOTOS: 1/16/2026









VENTANA CDD- BEFORE, DURING AND COMPLETION PHOTOS

COMPLETION PHOTOS:









Map



EXHIBIT 8

AGENDA

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
Ph: 941-479-7811
www.crosscreekenv.com

DG FARMS CDD

WIMAUMA, FL

SERENO

Proposal for Pond Maintenance Services

Contractor Qualifications..... Page 2

Company Profile..... Page 2

Safety and Training..... Page 3

QA/QC..... Page 3

Personnel Qualifications/ Professional Licenses..... Page 4

References..... Page 6

Treatment Report..... Page 8

Maintenance Proposal..... Page 13

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
Ph: 941-479-7811
www.crosscreekenv.com

Contractor Qualifications

Crosscreek Environmental, Inc. is a leader in quality lake and wetland management services. We strive to develop environmentally conscious methods of providing aquatic waterway management. Our staff of highly trained and licensed technicians and service managers are ready to provide quality service and complete customer satisfaction. Our offices are conveniently located near your community and will be staffed with adequate equipment and personnel to complete this project. This proposal provides the professional credentials of our staff, as well as examples of relevant experience demonstrating our ability to handle a project of this nature.

Company Profile

Crosscreek Environmental, Inc. is a full-scale restoration company located in Southwest Florida. With over 100 years of combined experience, Crosscreek Environmental provides comprehensive, environmentally friendly, expert solutions for maintaining the beauty and health of Florida's ponds, lakes, wetlands, and shorelines. Our licensed, certified, and highly qualified team provides a full roster of services for stabilization, restoration, management, and maintenance of these valuable waterways. We serve developers, government municipalities, homeowners associations, and management companies, successfully implementing the entire project lifecycle. From engineering and design to permitting, installation, management, and maintenance, we're helping our clients restore, protect, and manage Florida's most valuable resource: water.

Our extensive repeat business testifies to our reliability and expertise, and we're determined to earn new business through rapid response, quick turnaround, generous communications, consistent follow-up, and successful results. Our commitment to excellent customer service is backed by solid scientific knowledge, experience, and one-stop services including:

- Lake bank restoration
- Lake maintenance
- Erosion control
- Wetland Mitigation
- Wetland creation
- Wetland management
- Wetland maintenance
- Littoral shelf planting
- Florida native nursery
- Florida native plants
- Shoreline restoration
- Shoreline erosion control

Equipment & Tools

Crosscreek Environmental has one of the most extensive and diversified groups of equipment that has been custom designed for Shoreline Restoration and Pond/Wetland Management. This includes:

- 6 Portable Dredges
- 1 Full size Dredge
- 50 4-wheel drive Pickup Trucks
- 3 Dump Trailers- 10 yd capacity each
- 2 Skid Steers
- 12 Custom Built Spray Mules
- 2 12inch Woodchippers
- 3 Menzi Muck Machines
- 6 Custom Built Spray-Rigged Airboats & John Boats
- Chainsaws, machetes and other applicable tools

Safety and Training

Some divisions of Crosscreek Environmental, Inc work in potentially very hazardous conditions. There is no job so important, no service so urgent, that we cannot take time to perform our jobs safely. Safety will always be a critical and paramount part of our company's culture.

Rigorous safety and training programs are fundamental to our business philosophy. We are an active participant in numerous national and industry-specific safety organizations and have an active Safety Program. Safety is one of the key measures in our staff's annual performance ratings. We at Crosscreek Environmental, Inc. also have a drug-free workplace with a zero-tolerance policy.

A core training program is completed by all staff before project start-up wherein safety is a major component. This training is reinforced throughout the year with formal monthly safety meetings, as well as weekly field training and daily briefings. The training includes classroom and practical sessions to ensure 'book' learning is converted into knowledge that is used in the field.

QA/QC and Customer Service

Our Quality Assurance and Quality Control Programs are second-to-none. Crosscreek Environmental, Inc. is dedicated to continuous improvement in all facets of our operations, evaluating even those that are performing well, to ensure there are no further improvements that can be made. We continually strive to identify better processes, materials, and procedures for accomplishing our work. One of our core business philosophies is to continually look to the future and anticipate problems that may arise and be ready with the appropriate solution.

When the restoration crew is on-site, they will make any additional notes that they feel are relative to ensuring the health of the waterways of your community. If there are any issues which need immediate attention the applicator will notify the general manager and he will assign the proper person to take a firsthand look at the issue or he will look for himself. When issues have been noted and observed by the project or general manager, issues will be immediately brought to the property manager's attention.

Personnel Qualifications/Professional Licenses

All Crosscreek Environmental managers and spray technicians are required to be licensed to apply pesticides within the state they are working in and are trained annually in identification and application techniques for aquatic vegetation management. Some personnel credentials available for this project are:

Licenses

- Aquatic, Right-of-Way, Demonstration and Research, and Natural Areas
- Florida Public Health Pest Control • Florida DEP Stormwater Management Inspector

Educational Degrees

- Bachelors in Fisheries Biology and General Biology
- Bachelors in Limnology (Water Chemistry)
- Bachelors in Environmental Horticulture
- Bachelors in Environmental Science and Policy

Project Management

Carlton Campbell/ President/CEO

Mr. Campbell has over Thirty (30) years in the environmental field. He was the co-founder of Aquatic Plants of Florida in 1996 and later founded Crosscreek Environmental. He attended South Florida University where he received a degree in Environmental Science. Carlton is a hands-on President and wants to always make sure his customers are happy, and his employees are taken care of.

Derek Wagner/ General Manager

Mr. Wagner has twenty (20) years' experience with erosion control and aquatic/wetland vegetation and management and is the General Manager of Crosscreek Environmental. He oversees all operations of the company including sales and budgeting of projects and is certified as a Stormwater Management Inspector. His experience and training allow him to act as resident biologist for this project.

George Bowling / Sales Manager

Mr. Bowling has been in the industry serving the stormwater community for over twenty-five (25) years. He is fully trained in identifying customers' needs and helping them develop the appropriate plan to manage their needs. He is also fully licensed and trained in aquatic & natural areas herbicide applications. His experience provides a unique opportunity for all customers and their daily stormwater needs.

Matt Jones/ Operations Manager

Mr. Jones has over five (5) years of industry experience with pond maintenance and restoration of shorelines. He oversees all daily operations including scheduling and staffing. Mr. Jones also coordinates all customer interactions from project planning to final walk through and any follow-up work.

C.J. Greene/ Lead Ecologist

Mr. Greene holds a Bachelors degree in Environmental Science and Policy from the University of South Florida. He has nearly 20 years of experience in Florida ecology, aquatic and terrestrial monitoring and management, along with extensive experience pertaining to environmental permitting, compliance, and management of the complex local, State, and Federal agency regulations.

Crosscreek Environmental is experienced at managing multiple erosion control/wetland/aquatic projects for several customers across Florida. Our managers will simply incorporate this project into the scheduling with other current projects to allow for completion in a timely fashion. Personnel and equipment can be drawn from other locations to ensure the proper staffing for this project. Crosscreek Environmental provides the resources necessary to complete this project in the required timeframe.

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
Ph: 941-479-7811
www.crosscreekenv.com

Relevant Experience

Following are relevant specific references which show the diversity of skills Crosscreek Environmental, Inc. will bring to this project.

JOB TITLE:	**ISLANDWALK HOA**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE (150 ACRES) INCLUDING WETLANDS (50 ACRES) AND PRESERVE AREAS. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$350,000+
CONTACT:	CASEY BURCH
EMAIL:	CBURCH@CASTLEGROUP.COM
PHONE:	(941) 223-5603

JOB TITLE:	**RIDGEWOOD LAKES – DEL WEBB**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE (105 ACRES) INCLUDING WETLANDS (35 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$450,000+
CONTACT:	LEA STOKES
EMAIL:	LSTOKES@VESTAPROPERTYSERVICES.COM
PHONE:	(386) 439-0134

JOB TITLE:	**ARBOR GREENE CDD**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE. RESTORATION OF SHORELINE UTILIZING GEOTUBE AND AQUASCAPING
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$200,000+
CONTACT:	JASON VON MERVELDT
EMAIL:	JASONV@ARBORGREENE.COM
PHONE:	(407) 234-8866

JOB TITLE:	**TURTLE ROCK OF PALMER RANCH**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE (145 ACRES) INCLUDING WETLANDS (75 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$250,000+
CONTACT:	DAVID BRYAN
EMAIL:	PRESIDENT@MYTURTLEROCK.COM
PHONE:	(901) 786-8680

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
Ph: 941-479-7811
www.crosscreekenv.com

JOB TITLE:	**GREYHAWK LANDING CDD**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE (180 ACRES) INCLUDING WETLANDS (80 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$150,000+ ANNUALLY
CONTACT:	BELINDA BLANTON
EMAIL:	BBLANDON@RIZZETTA.COM
PHONE:	(239) 936-0913

JOB TITLE:	**GATEWAY CDD**
SCOPE OF WORK:	MONTHLY MAINTENANCE OF APPROXIMATELY 425 ACRES OF LAKES AND 300 ACRES OF WETLANDS THROUGHOUT THE COMMUNITY. REGULAR UPKEEP OF OVER 50 FOUNTAINS AND AERATION SYSTEMS ONSITE AS WELL.
WORK COMPLETED ON:	ON GOING
PROJECT TOTAL:	$302,000+ ANNUALLY
CONTACT:	ELLE HARRIS
EMAIL:	ELLE.HARRIS@GATEWAYDISTRICT.ORG
PHONE:	(239) 898-6312



Customer
Avelar Creek CDD

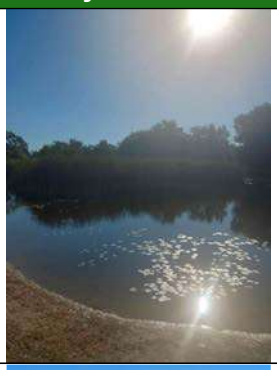
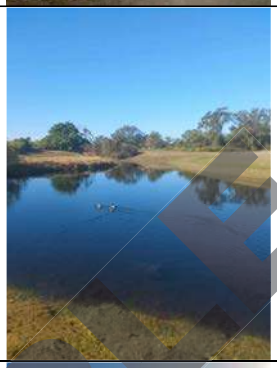
Date:	Time:	Technician:
12/16/2025	03:25:40 PM	Earl Yhan

Lake	Algae	Submersed Weeds	Grasses Brush	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X	X	Low	
2	X	X	X	X			X	X	Low	
3	X	X	X	X			X	X	Low	
4	X	X	X	X			X	X	Low	
5	X	X	X	X			X	X	Low	
6	X	X	X	X			X	X	Low	
7	X	X	X	X			X	X	Low	
8	X	X	X	X			X	X	Low	
9	X	X	X	X			X	X	Low	
10	X	X	X	X			X	X	Low	

Additional Comments

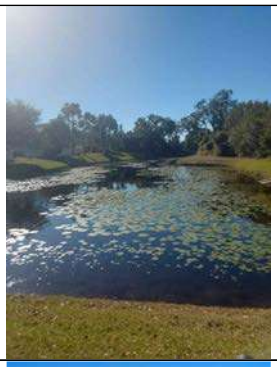
Good day Avelar Creek CDD my name is Earl Yhan from crosscreek environmental. Today is your monthly lakes maintenance treatment. After inspection of each lake. Top priority today is filamentous algae, slender spike rush, torpedo grasses, primrose and duckweed. All was treated and taken care of. Also all drainage was check for clogging and debris. Trash that was reachable from shoreline was picked up. Please give treatment a couple days to see best results. Thanks have a good day.

SAMPLE TREATMENT REPORT

Project Photos






SAMPLE TREATMENT REPORT







Additional Services:
Shoreline Restoration
Erosion Control
Lake Maintenance
Invasive Removal
Florida Native Plantings
Wetland Management

Email
Matt@crosscreekenv.com

Office Email
admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com; gail@crosscreekenv.com; carleigh@croscreekenv.com; kyla@crosscreekenv.com; scottc@crosscreekenv.com; lloyd@crosscreekenv.com

SAMPLE TREATMENT REPORT

Powered by www.doForms.com

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
1/28/2026	14622

Name / Address
DG Farms CDD Kai Andy Mendenhall 2502 N Rocky Point Dr. Ste. 1000 Tampa, FL 33607

* Estimate is good for 30 days.

Description
DG Farms CDD Stormwater Pond Maintenance Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the nineteen (19) ponds onsite per the attached aerial map. Treatments to occur a minimum of two times a month for a total of twenty-four (24) visits per year. Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Common Trash Removal * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. Total Pond Maintenance Cost = $1,325.00/Month ($15,900.00 Annually) Optional - Quarterly Fountain Maintenance of two (2) floating pond fountains - $200.00/Quarterly ($800.00/Annually) This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds

Please sign and return if accepted:

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

DG FARMS CDD

POND LOCATIONS
16568 Emerald Blossom Blvd
Wimauma, FL 33598

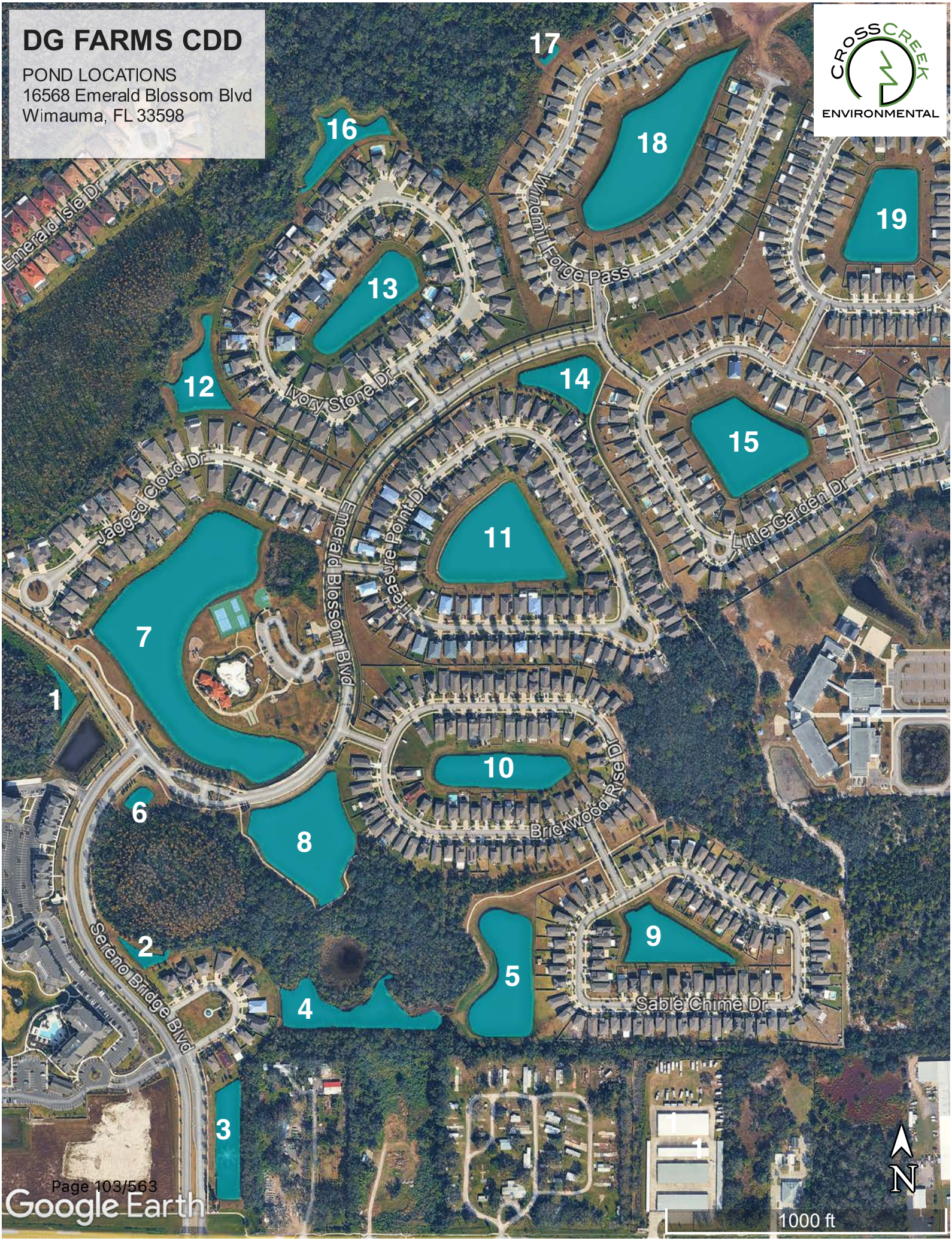


EXHIBIT 9

AGENDA

AQUATIC WEEDS
A Juniper Company

Maintenance Spray Service Agreement

Property Name: DG Farms CDD - Aquatics
Billing Company Name: Kai Management



For DG Farms CDD, the numbers are as follows:
Chemical Application Buffer: 195,862 sq.ft.
Retention Pond: 1,214,424 sq.ft.
Line Trim: 21,456 ft.

Description of Services	Frequency	Cost per Occ.	Annual Cost
Default Group			
Aquatic Spray Service - Emersed	12	$1,000.00	$12,000.00
Aquatic Spray Service - Submersed	12	$300.00	$3,600.00
Annual Maintenance Price			**$15,600.00**

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Fountain Maintenance Plan	4	$425.00	$1,700.00

Services

Emersed Vegetation Management – Service Plan

Objective:
To manage and control noxious emersed vegetation growing along the shorelines, shallow water zones, and littoral shelves of designated ponds, lakes, or stormwater systems. This service helps maintain visual appeal, promote healthy aquatic ecosystems, and prevent the encroachment of invasive species.

Service Description:
Aquatic Weeds will perform routine herbicide applications and inspections focused on the management of emersed plant species such as, alligator weed, primrose, torpedo grass, cattail and marsh grass, which are rooted in the substrate but extend above the water's surface. This includes both native overgrowth and invasive/noxious weeds that compromise ecological balance and water flow.

Key Activities Include:

- Shoreline Treatments:
  Targeting invasive plants such as cattails, primrose willow, alligator weed, torpedo grass, and other aggressive emersed species that dominate shoreline margins.
- Littoral Shelf Management:
  Application of selective herbicides in shallow zones to control vegetation while preserving desirable native plants, ensuring appropriate plant coverage is maintained for erosion control and habitat function.
- Threshold Maintenance:
  Emersed vegetation will be managed to a predetermined threshold level based on client requirements, site-specific conditions, and ecological best practices. Treatments will be calibrated to suppress overgrowth without eliminating beneficial plant zones.
- Inspections and Spot Treatments:
  Each visit includes a visual inspection of the shoreline and littoral areas to assess regrowth or new infestations. Treatments will be performed as necessary using EPA-approved aquatic herbicides. Spot spraying is prioritized to minimize environmental impact and promote sustainable control.
- Access Considerations:
  Applications will be made using backpack sprayers, ATV-mounted units, or boat-based systems depending on accessibility and safety.
- Service Frequency:
  This service includes 12 inspections and/or treatments per year to ensure consistent management of vegetation and respond promptly to seasonal growth surges.

Regulatory Compliance:
All treatments will comply with local, state, and federal regulations, including proper herbicide use, buffer zone awareness, and any applicable NPDES permitting requirements. All technicians are licensed aquatic applicators.

Reporting & Communication:
After each treatment, service logs will be maintained and made available upon request, detailing:

- Treatment areas and plant conditions

- Product(s) applied with concentration and application rate
- Weather/water conditions at time of service
- Observed trends or recommendations for ongoing care
- Monthly report will be provided on both service performed and reporting of changing conditions.

Submersed Vegetation Management – Service Plan

Objective:
To proactively manage and control submersed aquatic vegetation within the waterbody, maintaining ecological balance, water flow, and aesthetic integrity. Treatments will target nuisance and invasive submersed weed species that grow below the water's surface and may reach or break the surface when left unchecked.

Service Description:
Aquatic Weeds will provide routine inspections and treatments to suppress and control the growth of noxious submersed vegetation, including hydrilla, coontail, elodea, bladderwort, naiad, and other invasive or dense-growth species. The goal is to hold vegetation at or below threshold levels appropriate for waterbody use, function, and visual standards.

Key Activities Include:

- Submersed Weed Identification & Mapping:
  During initial and ongoing site visits, target species will be identified and mapped using visual observation or rake tosses to determine biomass, distribution, and treatment needs.
- Treatment Methodology:
  - Application of selective aquatic herbicides approved by the EPA and applied by state-licensed applicators.
  - Submersed herbicides may include systemic and contact formulas, depending on the species present and seasonal timing.
  - Treatments may be applied via boat-mounted subsurface injection systems, shoreline sprayers, or drone/aerial application, where permitted.
- Threshold Management Strategy:
  Submersed vegetation will be held below defined thresholds to maintain waterbody use (irrigation, stormwater, recreation, or aesthetics). The intent is not complete eradication, but strategic suppression to balance ecosystem health and functional design.
- Site-Specific Considerations:
  Areas around intakes, aerators, fountains, structures, or drainage points will be prioritized for early treatment to prevent operational impact. Buffer zones will be observed near native aquatic habitats.
- Service Frequency:
  The plan includes 12 site visits per year, with treatments performed as necessary based on growth stage, water temperature, and re-infestation patterns.

Compliance & Safety:
All applications will adhere to current local, state, and federal regulations, including any NPDES permitting

requirements. Environmental safety, non-target species protection, and water use restrictions (e.g., for irrigation or fishing) will be observed as required by label guidelines.

Submersed Chemical Usage Limitation:

To manager submersed aquatic weeds, Aquatic Weeds will utilize no more than 7,300 lbs within each contractual year. Any requirement to exceed this annual allocation will be considered an additional service, billed at the prevailing chemical application rate, and will only be performed upon prior written approval from the customer.

Reporting & Documentation:
After each visit, service documentation will be provided upon request, including:

- Species targeted and general conditions
- Herbicide(s) used, with dosage and application method
- Weather and waterbody conditions
- Visual coverage or density estimates
- Observations of effectiveness or regrowth
- Recommendations for future visits
- Monthly report will be provided on both service performed and reporting of changing conditions.

Terms & Conditions

Non-Contractual Services:

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited to, aerators, fountains, lighting, aquatic weed control both emersed and submersed both chemical and manual, erosion control, aquatic plantings, littoral shelf restoration, water way restoration, land clearing, debris removal, permeable surface installation, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property. Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.

Discovery Period:

As part of the discovery period, Contractor will provide to Owner, a start-up plan detailing first 90 days of service. This will include the existing deficiencies report, described below, as well as expectations for milestones achieved in each of the thirty (30), sixty (60) & ninety (90) day periods. Start-up plan may vary on smaller properties. Contractor will utilize the first ninety (90) days of service to identify existing deficiencies on site. Issues include, but are not limited to, negligent nuisance weed control, excessive debris, erosion, restricted-flow areas, all malfunctioning or non-operational fountains and aerators, water quality, littoral shelf inspection, potential violations due to any outstanding permits. Depending on the level of deficiency and property size this may be completed sooner but it may also exceed the ninety (90) day benchmark. In the event evaluation will exceed ninety (90) days, Contractor will notify Owner and set a new expectation. Once evaluation is complete, Contractor will provide a detailed issues report along with proposals for Aquatic Weed Control • 4230 Fanny Bass Road • St. Cloud, FL 34772 Branch: (407) 205-2537. Owner has an obligation to either approve remediation work or waive Contractor's liability for pre-existing deficiencies, including future damages they may cause.

Terms & Conditions:

This Contract is for an initial term of twelve (12) months, with two twelve (12) month renewals, beginning with the contractual start date on this agreement. Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew with 5% increase for the next twelve (12) months. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued. Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2.

Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

Standard Warranty:

Contractor agrees to warranty Aquatic Weeds installed plantings for a period of (6) months. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

Fees and Costs:

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
April	$1,300.00	$0.00	$1,300.00
May	$1,300.00	$0.00	$1,300.00
June	$1,300.00	$0.00	$1,300.00
July	$1,300.00	$0.00	$1,300.00
August	$1,300.00	$0.00	$1,300.00
September	$1,300.00	$0.00	$1,300.00
October	$1,300.00	$0.00	$1,300.00
November	$1,300.00	$0.00	$1,300.00
December	$1,300.00	$0.00	$1,300.00
January	$1,300.00	$0.00	$1,300.00
February	$1,300.00	$0.00	$1,300.00
March	$1,300.00	$0.00	$1,300.00
	$15,600.00	**$0.00**	**$15,600.00**

By _____ **By** _____

Print Name _____ **Print Name** _____

Date _____ **Date** _____

Aquatics Central Florida **DG Farms CDD - Aquatics**

EXHIBIT 10

AGENDA

2026

STEADFAST
ENVIRONMENTAL



Kai Community Management
Proposal for Pond Maintenance:
Sereno at DG Farms CDD
16500 Emerald Blossom Blvd Wimauma, FL 33598

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

January 16th, 2026

Kai Community Management

2502 N Rocky Point Dr. Suite 1000, Tampa, FL 33607

Attn: Andy Mendenhall

We greatly appreciate the opportunity to bid on this project for you. Attached is the agreement for waterway services for Sereno at DG Farms CDD.

Program to consist of areas #1-19 as indicated on attached map. Area to be serviced measures 21,960 LF & 29.11 AC.

Occurrence: 2 events/month

Annual Cost: $18,960.00

($1,580.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.[1]
2. **Herbicide Application**: Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.[2]
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*[,3]

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. [1] There may be light regrowth following a treatment event. This will be addressed during the following treatment event, or in extreme cases by service request. [2] Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. [3] Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Service Area



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of $4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of $4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established $4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this_____ day of _____2026.

Kevin Riemensperger
Steadfast Representative

_____
Signature of Owner or Agent

___Aquatics Division Manager_____
Title

_____
Title

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
office@steadfastalliance.com

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.
We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ , _____.

_____	Steadfast_____
Client	
_____	_____
Signature of Representative	Signature of Owner or Agent
_____	_____
Title	Title

Billing Information

Client Business Name:		**Client Contact Name:**	
Client Contract Number:		**Client Contact Email:**	
Billing Business Name:		**Billing Contact Name:**	
Billing Contact Phone:		**Billing Contact Address:**	

Any special billing requirements or notes:

EXHIBIT 11

AGENDA

415 27th St SE, Ruskin, FL 3370
Phone: 813-819-1963
Email: Alexander.Soliman@BrightView.com

Custom Landscaping Services for

DG Farms CDD



Prepared for:

Board Members

Proposal Issued: 1.26.26

Project Manual for
Request for Proposals for
Landscape and Irrigation Maintenance Services

DG Farms
Community Development District
Hillsborough County, Florida

Manual dated: December 29, 2025

Table of Contents

List of RFP Documents:

1. Request for Proposals (serves as newspaper ad)
2. Instructions to Proposers
3. Scope of Services
4. Maintenance Map
5. Evaluation Criteria
6. Official Bid Proposal Form
7. Proposed Form of Agreement
8. Combined Affidavit for Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion and Anti-Human Trafficking

DG Farms Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The DG Farms Community Development District (the "**District**") hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, December 29, 2025 at 9:00 a.m. (EST)**. The Project Manual will be available by emailing the District Manager, Andy Mendenhall at Andy@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manuel and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the DG Farms CDD project, with verifiable references on those projects.

There will be a mandatory pre-proposal meeting on Monday, January 12, 2026, at 10:00 a.m. at Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701. All questions relative to this project must be directed in writing to the District Manager, Andy Mendenhall at Andy@hikai.com. **The deadline for submitting questions relative to this project is Monday, January 19, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Monday, January 26, 2026,** at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Manager, Andy Mendenhall at Andy@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Manager within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

DG Farms Community Development District
Andy Mendenhall, District Manager
Run Date: Friday, December 26 – Business Observer

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Instructions to Proposers
Landscape & Irrigation Maintenance Services RFP
Hillsborough County, Florida

1. **General Information.** The Board of Supervisors ("**Board**") of the DG Farms Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis ("**Proposals**"). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Project Manual**. The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report. The Project Manual will be available at the date and time specified in the Request for Proposals.

3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.

4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the "**Scope of Services**" included in the Project Manual for the locations highlighted in yellow in the **Maintenance Map** also included herein, as well as any addenda issued by the District Manager prior to the submission of Proposals.

5. **Mandatory Pre-Bid Meeting.** A mandatory pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
    a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
    b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Manager. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Manager to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Manager. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.

7. **Questions should be Directed to District Manager.** Any questions relating to the Project Manual should be directed, in writing, to the District Manager via email at Andy@hikai.com. The deadline for submitting questions relative to this project is stated in the Request for Proposals.

8. **Submittal Requirements.** Each Proposal shall include the following information:
    a. **Official Proposal Form**. This solicitation includes an Official Proposal Form. Such form is to be filled out and executed completely.
    b. **Company Information**
        i. Name of company (including any "Doing Business As" names)
        ii. Headquarters/parent company locations
        iii. Office locations and total number of employees at each
        iv. Local address and telephone number
        v. Brief history of the company, including years in business and core service areas
        vi. Organization chart of company
        vii. Proof of applicable insurance indicating the types of coverage and limits for general, property automobile liability insurance, and worker's compensation insurance required by the Agreement.
    c. **Description of Approach to Services.** A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein. As part of the narrative, Contractors shall also include a photo narrative of any concerns they may have regarding the current landscape conditions within the project limits. This photo narrative must also include verbiage regarding their concern.
    d. **Qualifications and Staffing**
        i. Number of CDDs represented by the proposer.
        ii. Provide a narrative description of the proposer's approach to providing the services as described in the Scope of Services.
        iii. Why the proposer is the best qualified to perform the Scope of Services
            1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
        iv. A description of the proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting the quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
        v. List position or title and corporate responsibilities of key management or supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
    e. **Cost of Additional Services.** A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
    f. **References.** All proposers must submit a list of at least 3 references for projects of similar size and scope to include:
        i. Client entity name
        ii. Location (preferably within close proximity to the District)
        iii. Description of work performed
        iv. Length of service
        v. Contact person's name, address, email, and telephone number
    g. **Termination History.** A list of proposer's three most recent terminations with brief explanations (include entity name, date of termination and reason).
    h. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.

9. **Submittal of Proposals.**
    a. Submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) emailed PDF copy of the required proposal (bearing the name of the Proposer, the name of the District, and identifying the project on the outside of the envelope). Each Proposer shall submit and deliver a complete proposal compliant with all requirements to the District Manager, at the physical address or emails address identified in the Request for Proposals by the date and time included in the Request for Proposals. All bids will be opened shortly after the proposal deadline.
    a. Proposals will be securely kept and will not be opened until after the submission deadline.
    b. Proposals submitted after the deadline for delivery will be rejected.

10. **Proposal Duration and Withdrawal of Proposal.**
    a. Proposals may be withdrawn by providing written notice if received by the District prior to the time and date specified in the Request for Proposals for submission of the proposals.
    b. All proposals shall be in force for a period of 90 days after the proposal deadline. During this time, all provisions of the Proposal must be in effect, including prices.
    c. Proposers may not withdraw or modify their proposals after the deadline for submittal.
    d. Negligence on the part of the Proposer in preparing their proposal confers no right of withdrawal or modification of their proposal after the deadline for submittal.

11. **Right to Waive Mistakes and Variations.**
    a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
    b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
    c. The District further reserves the right to request supplementation of any or all Proposals.

12. **Method of Selection, Award, and Right to Reject.**
    a. The Board will meet at a publicly noticed meeting and collectively as a group review and rank the proposals in accordance with the Evaluation Criteria. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.
    b. Proposers may attend the Board meeting on **Monday, February 9, 2026 at 6:00 p.m** at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701, where the Board plans to review the proposals**.**
    c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
    d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
    e. Notice of the award, including rejection of some or all bids, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."
    f. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiations are successful.

13. **No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

14. **Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.

15. **Protests.** Any firm or person who is affected adversely by a District decision to award an Agreement shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision. A complete copy of the District's Rules of Procedures is available for review at the office of the District Manager.

16. **Term and Renewal.** The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

17. **Required Disclosure:**
    a. **License and Permit Requirements:** For the purpose of complying with Florida Statue 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.
    b. **Public Entity Crimes**: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
    c. **Scrutinized Companies**: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
    d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
    e. **Public Records:**
        i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
        ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
    f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the Districts own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its

sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation

There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching

Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control

Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall

be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

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

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

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.

5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATIONS

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.

B. Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

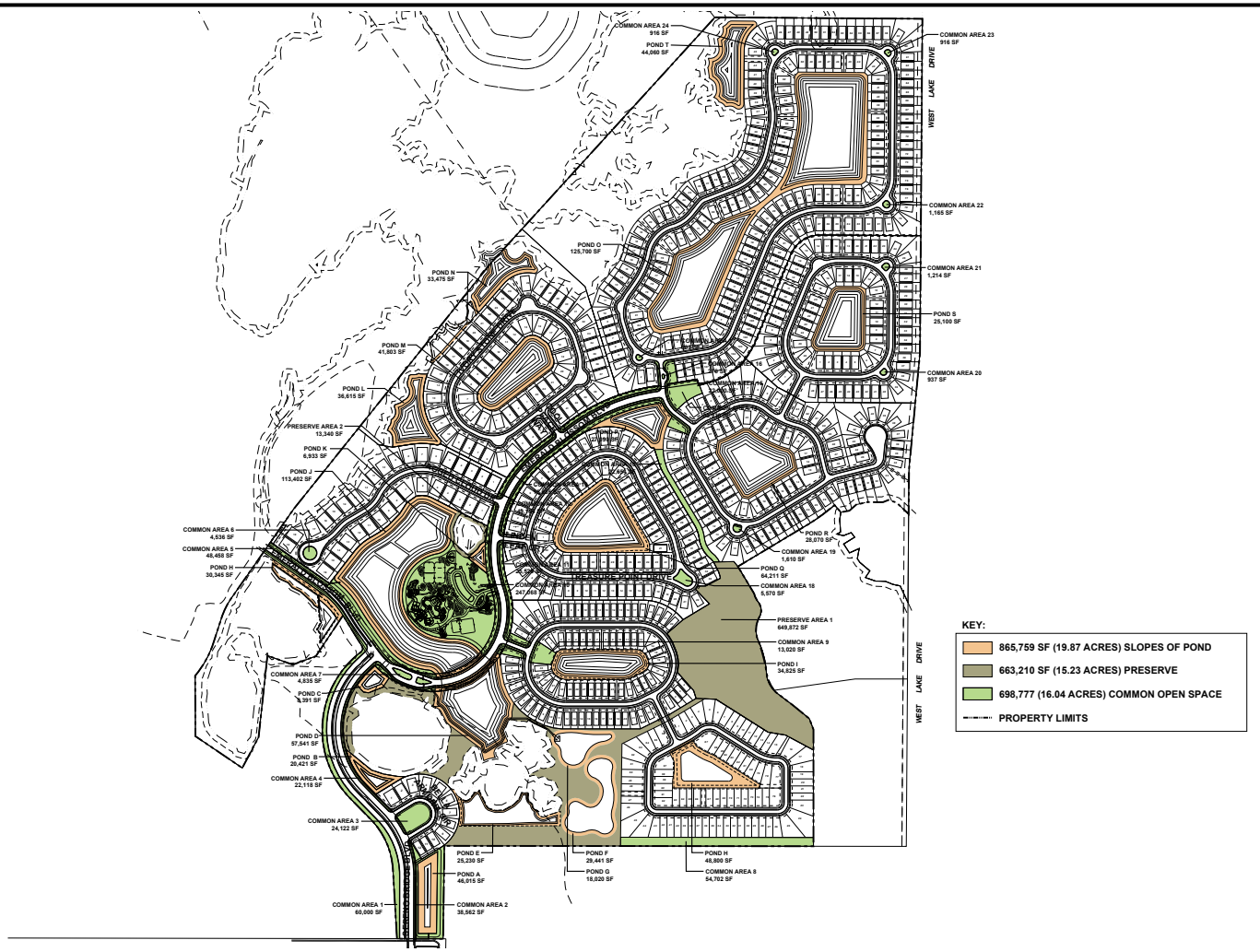
The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is

determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

[END OF SECTION]



Sereno

Maintenance Exhibit

Metro Development

Hillsborough County

SCALE: 1" = 300'

0 150 300 600

HALF SCALE 11" BY 17"

DATE	DESCRIPTION	BY
DATE:	DATE:	JOB #: JOB #:

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

HEIDT DESIGN

© COPYRIGHT — ALL RIGHTS RESERVED — NO DOCUMENTATION, INCLUDING BUT NOT LIMITED TO THIS PLAN, MAY BE COPIED, REPRODUCED, OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEIDT DESIGN, LLC. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY MANNER IS PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

R:\DG FARMS\WORKING FILES\GRAPHICS\EXHIBIT\SERENO-MCOL\OR\MAINTENANCE EXHIBIT-2016-09-21.DWG\ARCH-D ---------- JOSEPH COLLINS

DG Farms Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP

1.	**Location and Personnel**	**25 Points**

Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2	**Experience and Available Equipment**	**20 Points**

Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	**Understanding of the RFP and Scope of Services**	**25 Points**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	**Price**	**30 Points**

A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of $200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of $250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. (200,000/250,000) x 30 = 24.

Total Possible Points for Each Bidder's Proposal	**100 Points**

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: __ BrightView Landscape Services Inc. _____

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance (Color and Agronomics Included)	$111,344.25
2. Shrub And Groundcover Maintenance	$30,278.54
3. Tree Maintenance	$2,095.64
4. Mulch Maintenance in Tree and Shrub Beds (277 yards installed)	$16,620.00
5. General Site Maintenance: Trash And Debris Disposal	$ Included #1
6. Irrigation System Maintenance	$16,169.57

Total Yearly Cost for the first year of the above items $ 159, 888 (Excludes #4 as that is an additional service*)

Additional Services:

7. Seasonal Color	$**3** (per 4" annual installed)
Irrigation Hourly Rate for items not included in the Scope of Services:	$65

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: __ Rikard J. Beaton _____

Title of Authorized Signatory of Proposer: _ Vice President General Manager _____

Signature of Authorized Signatory of Proposer: Rikard J. Beaton

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this "**Agreement**") is entered into as of February 9th, 2026 between the **DG Farms Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "**District**") and **BrightView Landscape Services, Inc.____**, a ___ Corporation _____, registered to do business in the State of Florida (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Contractor's Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
    a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
    b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
    c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
    d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
    e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
    f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. **Description of Work.**
    a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the "**Work**") in the locations shown in the maintenance map attached hereto as **Exhibit C.**

b. Contractor's Official Proposal Form is attached hereto as **Exhibit B**.
c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work**. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
   a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
   b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
   c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
   d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
   e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
   f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**
   a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
   b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
   c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
   e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
   f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**
   a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
   b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
   c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
   d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include,

but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.

b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.

c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.

d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

a. As compensation for the Work (including any additional work described in **Exhibit A** authorized by the District) performed each month the District agrees to pay Contractor the following amounts:

   i. For Parts 1-3 and 5-8 of the Work, which are performed on a monthly basis: $159,888.00.

   ii. For Part 4 of the Work, a not to exceed price per 4" annual as described in Contractor's Official Proposal Form attached hereto as **Exhibit B.**

   iii. If the District elects to award the Contractor the work described in Part 4 [Seasonal Color] of the Work, and only after receipt of written authorization by the District to proceed, the not to exceed price as described in Contractor's Official Proposal Form attached hereto as **Exhibit B**.

   iv. For any irrigation services not included in the Work, and only after receipt of written authorization by the District to proceed, a not to exceed price of **$65 per hour**.

b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:

   i. the District's name
   ii. the Contractor's name
   iii. the invoice date,
   iv. an invoice number
   v. a reference to a proposal number if applicable,
   vi. the location (including the community if applicable),
   vii. descriptive enough to allow reader to understand services performed
   viii. an itemized listing of all costs billed on the invoice with a description of each service,
   ix. the time frame within which the services were provided, and

x. the address or bank information to which payment is to be remitted.

c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.

e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.

f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. <u>Duties and Rights of Contractor</u>. Contractor's duties and rights are as follows:

a. *Responsibility for and Supervision of the Work*: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.

b. *Discipline, Employment, Uniforms*: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

c. *Furnishing of Labor, Materials/Liens and Claims*: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise

by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations*: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.

f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. <u>Indemnification</u>.

a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*

c. In any and all claims against the District or any of its agents or employees by any employee of

the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. **Limitations on Governmental Liability.** Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. **Insurance.**

a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.

i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Agreement.

iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed under this Agreement.

iv. Umbrella Liability: With limits of not less than $1,000,000.00 per occurrence covering all work performed under this Agreement.

b. Each insurance policy required by this Agreement shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.

iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

d. The procuring of required policies of insurance shall not be construed to limit Contractor's

liability or to fulfill the indemnification provisions and requirements of this Agreement.

e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

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

19. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following

a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,

a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. **Anti- Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement

and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT ANDY@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

25. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

26. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

27. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

28. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

29. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

32. **Notices**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

a. If to Contractor: BrightView Landscape Services Inc.
415 27th St SE
Ruskin, FL 33570

b. If to District: DG Farms Community Development
District c/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL 33607

33. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

BrightView Landscape Services Inc.	**DG Farms Community Development District**
Rikard J. Beaton	
Name: Rikard J. Beaton	Name:
Title: VPGM	Title: Chair/Vice Chair, Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Contractor's Bid Form
Exhibit C: Maintenance Map

Weekly Landscaping Maintenance Report
for the DG Farms Community Development District

Date of maintenance visit: Monday, January 12th_____ Supervisor: Maria Adams_____

Listing of problems and locations (include color pictures and addresses or intersections):

1. Insect and plants: __ **All included in reports below.**

   _____

2. Disease and plants: _____

   _____

3. Nutrient problems and plants: _____

   _____

4. Dry plants: _____

   _____

5. Wet plants: _____

   _____

6. Dead plants removed: _____

   _____

7. Tree service work needed: _____

   _____

8. Irrigation damage and repairs: _____

   _____

Extra work performed:

1. Number of workers: _____
2. Their title(s): _____
3. Hours per worker: _____
4. Description of work performed: _____

   _____

List of any items the District needs to know of or any extra work that is recommended to be performed outside of the scope of the Agreement (include estimate of time to perform the work). _____

_____

_____

_____

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: BrightView Landscape Services Inc. _____

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Richard J. Beaton
Signature of Authorized Signatory of Proposer

Sworn before me on this 23rd day of January, 2026

Amanda Ramos
Notary Public Signature

AMANDA RAMOS
MY COMMISSION # HH 500160
EXPIRES: June 2, 2028

Notary Stamp



BRIGHTVIEW LANDSCAPE SERVICES, INC.

Alex Soliman

415 27th St SE
Ruskin, FL 33570

813-819-1963
www.brightview.com

2026

Company Information

BrightView Landscape Services, Inc. is the nation's leading commercial landscaping company, providing comprehensive landscape maintenance, enhancement, and irrigation services to public and private clients throughout the State of Florida and across the United States. With decades of experience and a strong local presence, BrightView maintains 40 branches in Florida staffed with trained landscape professionals, irrigation specialists, and certified managers. The company is fully licensed, insured, and in good standing with the Florida Department of State, Division of Corporations. BrightView's depth of resources, proven operational systems, and commitment to quality and safety ensure consistent, high-level service delivery for community development districts such as DG Farms CDD.

Aproach to Services

As the current incumbent service provider, BrightView Landscapes has an in-depth understanding of the DG Farms Community Development District, including site conditions, irrigation infrastructure, plant material, and service expectations. BrightView will continue to deliver consistent, high-quality landscape and irrigation maintenance in strict accordance with the Scope of Services. Our approach includes proactive weekly landscape maintenance supported by detailed Weekly Maintenance Reports, comprehensive Quarterly Quality Site Assessments (QSAs) to evaluate turf, plant health, irrigation performance, and site conditions, and monthly irrigation reports to document system performance, repairs, and water management efficiency. In addition, BrightView will provide enhancement proposals as needed to address site improvements, seasonal color, plant replacements, and long-term asset preservation. This structured reporting and assessment process ensures transparency, accountability, and continuous improvement while maintaining the community's aesthetic standards and operational efficiency.

References

1. Kings Point (3 of 4 Sections)

- Client Entity: Kings Point
- Location: Sun City Center, Florida
- Description of Work: Landscape maintenance services for three of the four Kings Point sections. Services include full landscape maintenance excluding irrigation, as irrigation is managed by a single provider serving all four sections.
- Length of Service: Since 1990
- Contact Person:
    - James Gundry
    - 1904 Clubhouse Drive
    - Sun City Center, FL 33573
    - Phone: (813) 310-4023

2. Shell Point Community Development District (CDD)

- Client Entity: Shell Point CDD
- Location: Ruskin, Florida
- Description of Work: Full-service landscape and irrigation maintenance, including routine maintenance, reporting, and enhancements.
- Length of Service: Since 2021
- Contact Person:
    - Gary Schwartz
    - 1155 7th Avenue NW
    - Ruskin, FL 33570
    - Phone: (813) 309-2439

3. Boyette Park Homeowners Association (HOA)

- Client Entity: Boyette Park HOA
- Description of Work: Full-service landscape and irrigation maintenance services.
- Length of Service: Since 2023
- Contact Person:
    - Bob Windheuser
    - Phone: (813) 335-1948

Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations. We strive to find the most talented team members who are continuously advancing their skills and talents.

Below is your dedicated BrightView team and details about their background and experience.

Everything we do to service our clients is handled with our local, dedicated service teams. Our team members live and work in the same communities that they are providing landscaping services to.

Rikard Beaton VPGM

Meet Your Team!







Team Member	Job Title	Job Responsibility
Rikard Beaton (15 yrs with BV)	VPGM/Branch Manager	▪ Oversees all operations within the branch including customer service, labor, equipment, safety and all administrative functions. ▪ Works with Managers to efficiently solve problems whenever they may arise.
Maria Adams (35 yrs with BV)	Account Manager	• Oversees crews on daily production and meeting our client's needs and wants. • Licensed Commercial Fertilizer Applicator • State Spray ID Card Holder • State of Florida Green Industries Best Management Practices Certified • 34 years Landscape Maintenance, Design, Installation experience.
Daniel Sanchez (16 yrs with BV)	Production Manager	• Whenever Crews are on site Daniel will be their overseeing the daily production. • Works hand and hand with crew leaders to safely and efficiently service the property • State of Florida Green Industries Best Management Practices Certified • State Spray ID Card holder

Pricing of Maintenance Services

Scope of Work	Frequency	Monthly	Yearly
Landscape Maintenance	40		$120,953.46
Mowing (6 People 1 Full Day)	40		
Pond Mowing	32		
Soft and Hard Edging, Hedge Trimming, Pulling Weeds	40		
Shrub and Bed Detail, and Weed Control Services	10		
Herbicide Applications	As Needed		
Agronomics			$16,314.63
Turf Care - Granular Service	5		
Irrigation Maintenance	12		$16,169.57
Zone Checks, Adjustments, and Reports	12		
Annual Color	4		$4,355.00
4" Seasonal Colors			
Tree Care	2		$2,095.34
Total Price		$13,324.00	$159,888.00
Additional Services	**Cubic Yards**	**Cost per Service**	
Mulch	277	$16,620.00	

Available Branch Equipment

Site Trucks
(2) Ford F150 ½ Ton Pick Ups
(4) Ford F250 ¾ Ton Pick Ups

Spray Trucks
(1) Ford F250 Spray Truck 200 Gallon
(4) 50 gallon Skid Mount Sprayer
(1) Ride on Sprayer
(2) Vortex spreader ornamental fertilizer

Irrigation Truck
(2) Ford F250 SC XL

Tree Work Trucks
(1) Ford 20 Yard Grapple Truck
(1) Aerial Boom Truck

Trailers
(5) Custom Built Equipment Trailers





Mower Equipment
(3) Exmark Stand On 48" Mowers
(2) Exmark Stand On 52" Mowers
(2) Exmark Stand On 60" Mowers
(2) Exmark 72" Riding Mowers
(1) Exmark 96" Self-Propelled Mower

Utility Vehicle
(1) John Deere Gator

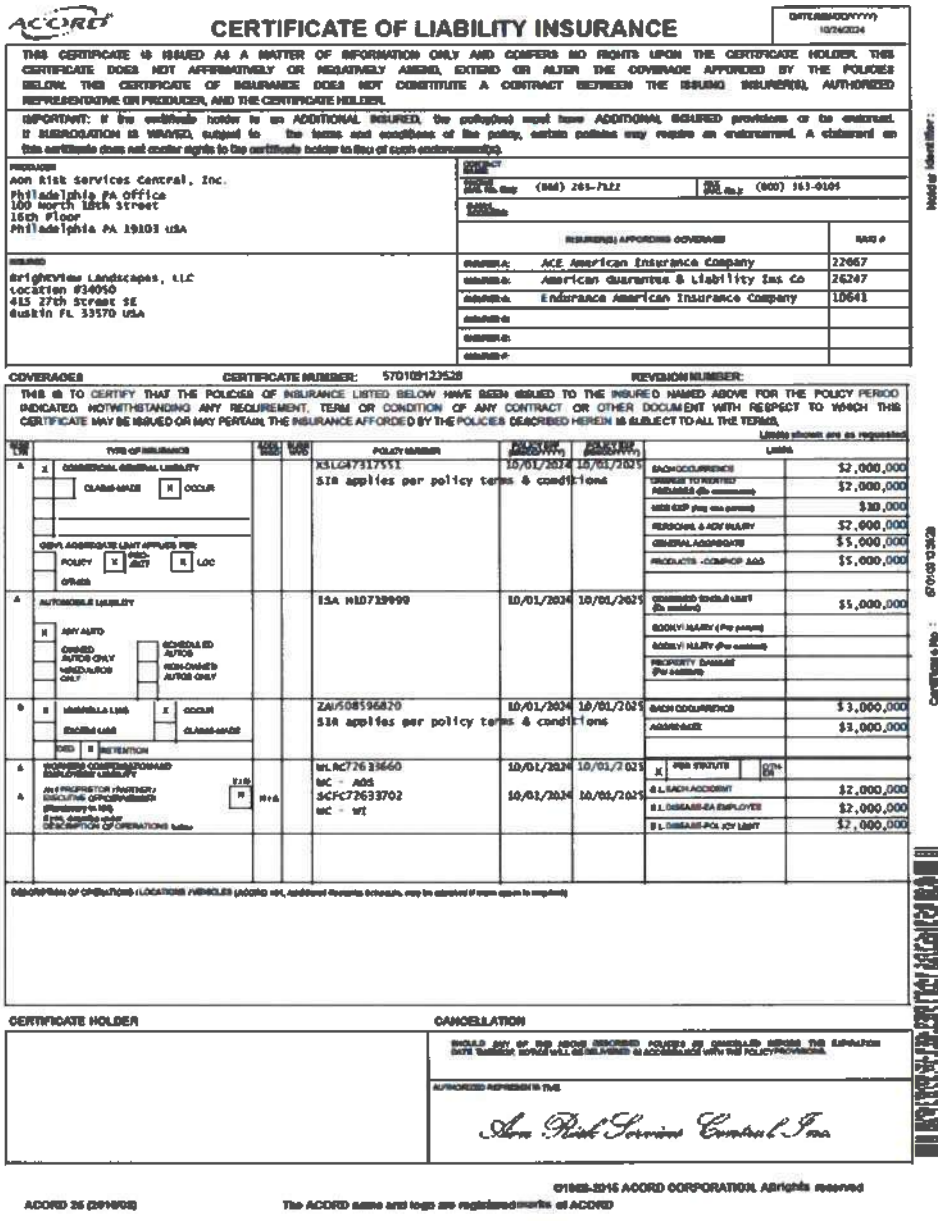
Hand Tools – Various
Rakes
Shovels
Hoes
Hand Pruners, Etc.

Field Equipment (30 units)
Gas articulating shears
Hand shears
Straight shears
Back Pack Sprayers
Back Pack Blowers
Gas Trimmers
Gas Edgers
Fertilizer spreaders
Hand spreaders
Riding fertilizer spreaders



Large Equipment
(1) 50" Hydraulic Lift for Tree Work
(1) 65' Aerial Lift Truck
(3) Chain Saws

Other Support Equipment
From Branch



ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Central, Inc.
Philadelphia PA Office
100 North 18th Street
16th Floor
Philadelphia PA 19103 USA

CONTACT NAME:
PHONE (A/C, No, Ext): (866) 283-7122 FAX (A/C, No): (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: ACE American Insurance Company	22667
INSURER B: American Guarantee & Liability Ins Co	26247
INSURER C: Endurance American Insurance Company	10641
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
BrightView Landscapes, LLC
Location #34050
415 27th Street SE
Auburn FL 33570 USA

COVERAGES CERTIFICATE NUMBER: 570109123528 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			XSLG47317551	10/01/2024	10/01/2025	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR			SIR applies per policy terms & conditions			DAMAGE TO RENTED PREMISES (Ea occurrence)	$2,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$5,000,000
	POLICY X PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	$5,000,000
	OTHER:							
A	AUTOMOBILE LIABILITY			ISA H1D7139090	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
B	X UMBRELLA LIAB X OCCUR			ZAU508596820	10/01/2024	10/01/2025	EACH OCCURRENCE	$3,000,000
	EXCESS LIAB CLAIMS-MADE			SIR applies per policy terms & conditions			AGGREGATE	$3,000,000
	DED X RETENTION							
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WLRC726 33660	10/01/2024	10/01/2025	X PER STATUTE OTH-ER	
A	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC - AOS 3CPC72633702 WC - WI	10/01/2024	10/01/2025	E.L. EACH ACCIDENT	$2,000,000
							E.L. DISEASE-EA EMPLOYEE	$2,000,000
							E.L. DISEASE-POLICY LIMIT	$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Central Inc

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Holder Identifier:
Certificate No: 570109123528

Aon
Insurance Bonding Amounts

AON
Empower Results®

CA License #0363334

Aggregate Limit	$750 million
Single Project Limit	$150 million
Total Current Contracts Bonded	$400 million

Meghan Hanes | Surety Analyst Meghan.Hanes@aon.com
Aon Construction Services Group | Surety Department
Direct 213.630.1355 | Main 213-630-3200 707 Wilshire Blvd | Suite 2600 | Los Angeles | Ca 90017



Quality Site Assessment

Prepared for: **DG Farms CDD**

General Information

DATE:	Monday, Jan 12, 2026
NEXT QSA DATE:	Monday, Apr 13, 2026
CLIENT ATTENDEES:	
BRIGHTVIEW ATTENDEES:	Maria Adams, Daniel Sanchez

Customer Focus Areas

Quality you can count on.

7 Seven Standards of Excellence















QUALITY SITE ASSESSMENT

DG Farms CDD

Recommendations for Property Enhancements

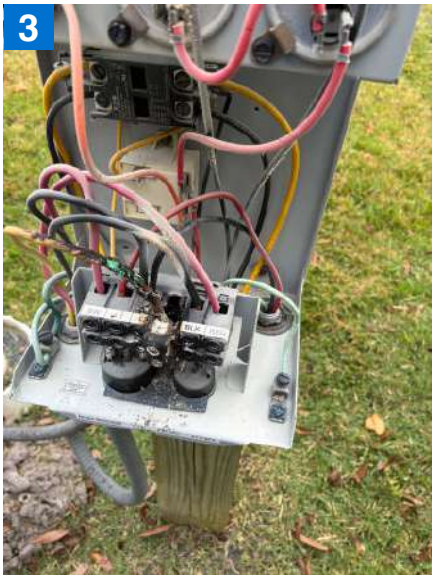
1



2



3



1. Proposal has been provided to the board for bed renovation proposal is pending approval
2. Proposal has been provided for the removal of the dead palm tree inside the amenity center proposal is pending approval
3. Irrigation pump outage on Emerald blossom by the entrance gate a proposal has been submitted for the replacement of the submersible motor control proposal is pending approval

QUALITY SITE ASSESSMENT

DG Farms CDD

Notes to Owner / Client









1 Annuals at the front entrance beds are doing well.

2 Mowing and line trimming completed during our mowing services

3 Selective shrub pruning of the shrubs throughout common beds completed

4 Mowing, hard edging of roadways and curbing completed during our mowing service

QUALITY SITE ASSESSMENT

DG Farms CDD

Notes to Owner / Client

5



6



7



8



5 Hard edging and blow off of curbing and roadways completed during our mowing service

6 Cut back of the preserves along Sereno Bridge completed during our pruning cycle rotation

7 Mowing around the common areas complete

8 Selective shrub pruning of the shrubs throughout common areas completed during our pruning cycle rotation

QUALITY SITE ASSESSMENT

DG Farms CDD

Notes to Owner / Client









9 Shrub pruning of the Jasmin an be trellis completed

10 Bed edging of the beds throughout common bed areas completed during our mowing service

11 Flowers in beds by the gate entrance are doing well

12 Hard edging of the side walks around the amenity center completed

QUALITY SITE ASSESSMENT

DG Farms CDD

Notes to Owner / Client









13 Mowing and line trimming around the ponds to water's edge completed during our mowing service

14 Ornamental fertilizer has been applied to all flowering plants

15 Edging around the storm drains completed during our mowing service

16 Soft bed edging around the amenity center hedge completed.

QUALITY SITE ASSESSMENT

DG Farms CDD

Notes to Owner / Client

17



18



17 Ant bait has been applied to all active ant mounds during our landscape service

18 Shrub pruning of hedge along Emerald Blossom has been completed

BrightView

Thank you for the opportunity to present our landscape solution.

Should you have any questions, please don't hesitate to reach out.

Alex Soliman, Sales Representative
Alexander.Soliman@BrightView.com
813.819.1963

EXHIBIT 12

AGENDA

Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

DG FARMS CDD

Wimauma, Florida

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PORTFOLIO
- Juniper Communities

Submitted by:
Bonnie C. Marshall
Client Relations Manager
Phone: 352-316-0264

January 26, 2026

Dear Andy Mendenhall & Board Members:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for DG Farms CDD. At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs. Our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

Juniper has been servicing communities throughout Florida for over 20 years and our skilled teams are dedicated to your landscape initiatives.

We would like to offer you Juniper Mapping at no charge. We will fly the property before we begin maintaining it and again each spring and fall on an annual basis for as long as we maintain the property. These flights can be overlaid to show the condition of the landscape with a bird's eye view. Please see pages 21 to 25 of this proposal for additional details as well as a QR code to a You Tube demo video.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 352-316-0264.
Thank you,
Bonnie Marshall

Bonnie C. Marshall
Client Relations Manager
352-316-0264
Bonnie.Marshall@JuniperLandscaping.com
Junipercares.com

SERVICE AREA
MAP

Juniper
DESIGN | BUILD | MAINTAIN



Measurement Totals

- Turf: 1,025,498 Sq ft = 23.54 Acres
- Bed Area: 71,931 Sq ft = 1.65 Acres
- Hard Edge: 44,888 LF = 8.50 Miles
- Soft Edge: 26,072 LF = 4.94 Miles

DESIGN | BUILD | MAINTAIN

Juniper | www.junipercares.com

January 26, 2026

DG Farms CDD

Submittal Requirements

a. COMPANY INFORMATION

i. Name of Company - Juniper Landscaping

ii. Headquarters /Parent Company Locations
   a. JUNIPER-4415 Metro Parkway, Suite 300, Ft. Myers, FL 33916

iii. Office locations and total number of employees at each
   a. JUNIPER has 30 locations with over 3,000 employees
   DG Farms will be serviced out of our South Tampa Branch that consists of roughly 200 employees

iv. Local Address and Phone Number
   a. 5574 FL-674, Wimauma, FL 33598

v. History of the Company
   a. Juniper was established in 2001 by Mike Duke

vi. Organizational Chart
   a. JUNIPER
      i. See Executive Team Bios in Bid Package

vii. Proof of Insurance
   a. See Certificate of Insurance in Bid Package

b. QUALIFICATIONS AND STAFFING

i.JUNIPER services over 30 CDD's in West Central Florida

a. Most notable CDD's in Tampa Bay area include;

- *Chapel Crossings CDD*
- *Cory Lakes CDD*
- *Covington Park CDD*
- *Epperson Ranch CDD*
- *Estancia of Wiregrass CDD*
- *Heritage Isles CDD*
- *Meadow Pointe CDD*
- *Northwood CDD*
- *Oakstead CDD*
- *Panther Trace I and II CDD's*
- *Panther Trails CDD*
- *Parkway Center CDD*
- *Seven Oaks CDD*
- *Triple Creek CDD*
- *Waterchase CDD*
- *Watergrass I CDD*
- *The Starkey Ranch CDD (TSR CDD)*

ii. Our approach is pretty basic in nature. First we want to learn the hot buttons of the community. We also want to create a path of motion to go over with the BOD prior to contract commencement. We will also lay out a 30-60-90 plan tailored to K-Bar Ranch CDD. Once we start we will make adjustments to find our best efficiencies and most effective routing throughout the community.

We pride ourselves on being very communicative. Our communication is a big part of why have been so successful. Our employee retention rate is also a big factor of why we are the right choice for DG Farms CDD. As for subcontractor use, if we were to subcontract anything it would be mulch and annual installations.

iii. Staff Team to be assigned to DG Farms CDD

b. We will implement an initial 4 person crew for two full 8 hour days
c. We will have 1 Irrigation Technician to perform monthly inspections
d. We will have 1 Fert/Pest Technician to perform fertilizations and pest treatments

iv. Name, title, number of years of service, specific services each will have primary responsibility over, and relevant education and work experience

a. James Jordan –RM – oversees the region and has communications set up to receive emails and notices from the clients. 35 years experience in all facets of landscaping/ irrigation/ agronomy
b. Juan Nova – BM – oversees the branch on a daily basis. 20 years experience in all facets of landscaping/ irrigation/ agronomy
c. Jhensen Alvarez – AM – oversees the jobsite on a daily/ weekly basis. Directs all services on the site; landscaping/ irrigation/ agronomy. 10 years experience.
d. Ariel Gomez – Irrigation Manager – oversees all irrigation technicians and provides monthly wet check reports. 10+ years experience
e. Jayme Achley – Agronomy Manager – oversees all agronomy operations, supported by 4 full time technicians at the branch. 35 years experience

f. For the proposed Account Manager include: Jhensen Alvarez
    a. Number of CDD's they are responsible for: 1
    b. Valencia Lakes would be the closest to DG Farms
    c. Jhensen Alvarez has 10+ years of experience with all of it being in Florida
    d. Jhensen holds a pesticide certification

iv. How often site visits will be performed and how often the Account Manager will meet with District Management

a. Site visits will be several times per week when in season, with a monthly site audit to be completed, in writing.
    1. There will also be written wet check and agronomy reports.
b. How any issues arising after business hours will be handled
1. After hours items are handled through the Juniper customer service department.
c. Backup plan for situations the Account Manager is unavailable
    1. If account manager is unavailable, his communications are directed to the branch manager
2. After that they go to the regional manager
d. Escalation procedures and contact information if there are any concerns regarding the assigned Account Manager or staff
1. First person to contact would be the branch manager. After that they go to the regional manager.

Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: Juniper Landscaping

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	$101,310.00
2. Shrub And Groundcover Maintenance	$34,225.00
3. Tree Maintenance	$3,825.00
4. Mulch Maintenance in Tree and Shrub Beds	$25,500.00
5. General Site Maintenance: Trash And Debris Disposal	$5,200.00
6. Irrigation System Maintenance	$32,400.00
Total Yearly Cost for the first year of the above items	**$202,460.00**

Additional Services:

7. Seasonal Color	$3.00/per (per 4" annual)
Irrigation Hourly Rate for items not included in the Scope of Services	$65.00/hr

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: M Brandon Duke

Title of Authorized Signatory of Proposer: CEO

Signature of Authorized Signatory of Proposer:

* ADDENDUMS*
#1-1/14/2026
#2-1/22/2026

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: JUNIPER LANDSCAPING

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signature of Authorized Signatory of Proposer

Sworn before me on this 5 day of January, 2026

Notary Public Signature

Notary Public State of Florida
Jennifer M. Barber
My Commission HH 621759
Expires 12/16/2028

Notary Stamp

ROOTED IN FLORIDA

HOW IT ALL STARTED

Juniper was founded in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, though we have had to add a few more buildings. Over 20 years ago we started with the commitment to provide the best value and an on-time project. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. A lot has changed over the last 20 years, and we pride ourselves on the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



2001 Juniper Office



CENTRAL	WEST COAST	EAST COAST
ORLANDO	NAPLES	FORT LAUDERDALE
OCALA	BONITA SPRINGS	WEST PALM
BELLEVIEW	FORT MYERS	VERO BEACH
WESLEY CHAPEL	VENICE	PORT ST LUCIE
LAKELAND	SARASOTA	MELBORNE
LITHIA	BRADENTON	VIERA
	TAMPA	

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

DESIGN



BUILD



MAINTAIN



Resources & Qualifications

- 1,800+ Team Members
- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professionals
- FNGLA Certified Landscape Contractors
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer

LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

Bradenton
2504 64th Street Court E
Bradenton, FL 34208

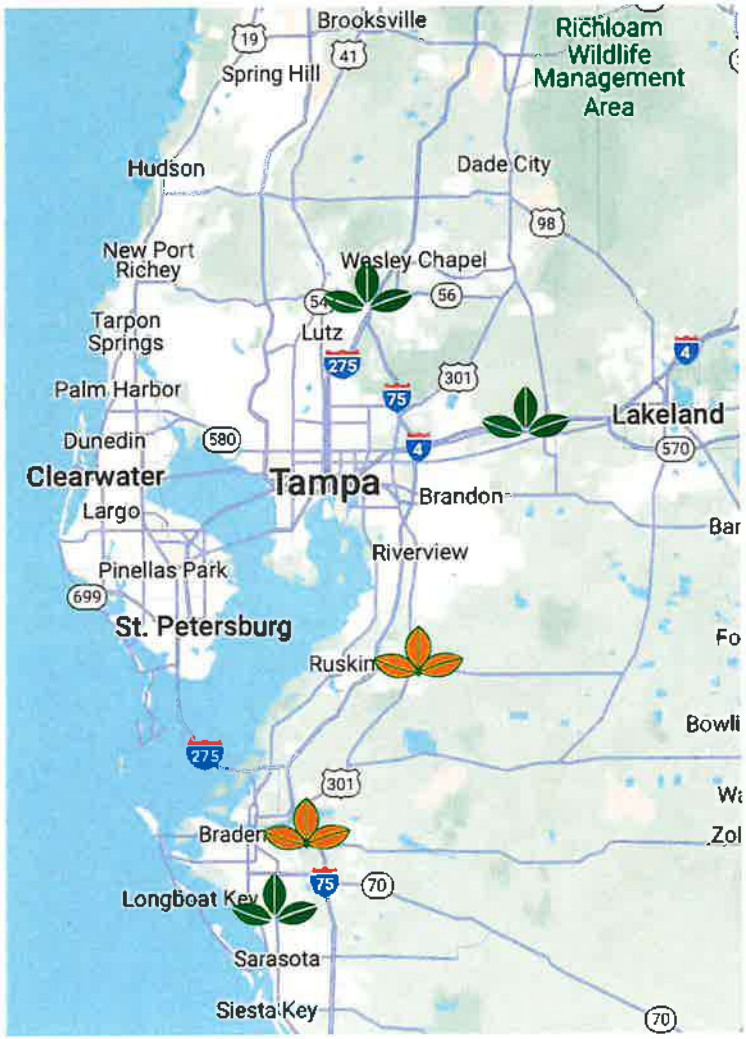
New Tampa
26324 Wesley Chapel Blvd.
Lutz, FL 33559

Sarasota
1306 Rome Ave.
Sarasota, FL 34243

South Tampa
5574 FL-674
Wimauma, FL 33598

Tampa East
13050 E US Highway 92
Dover, FL 33527

Our LMP team members live in your area and are experienced professionals familiar with the local landscape palette.



We provide you with complete landscape services:

- ✓ Maintenance
- ✓ Irrigation
- ✓ Fertilization
- ✓ Pest Control
- ✓ Arbor Care
- ✓ Seasonal Color
- ✓ Storm Prep/Recovery
- ✓ Landscape Design
- ✓ Installation

CLIENT TEAM
RESOURCES



DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

- State Licensed Irrigation Designers
- Licensed Hunter & Rain Bird Installer
- Certified Landscape Contractors

MAINTAIN - SUPPORT TEAM

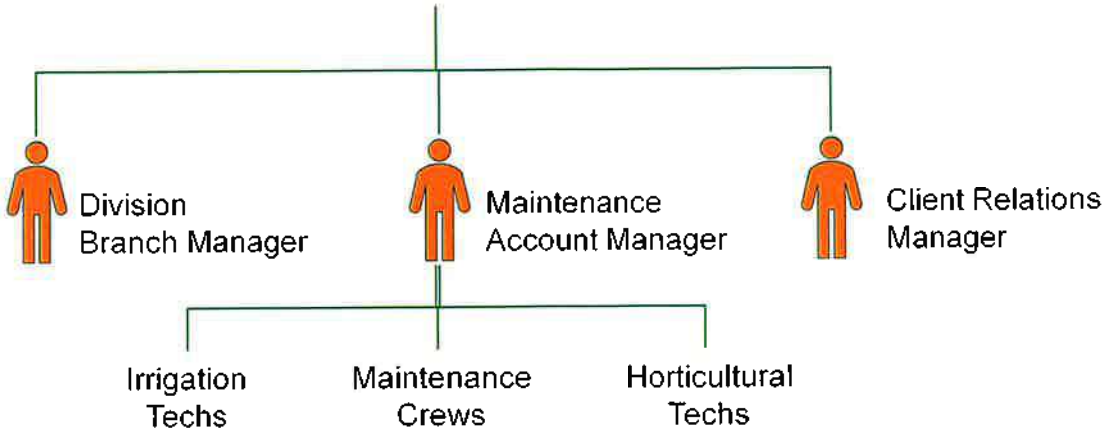
- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-house Agronomist

OUR CORE VALUES

- A Sense of Urgency
- A Constant Communicator
- Mission Over Ego
- We Do What We Say
- Relentless
- Grow and Adapt

JUNIPER APPROACH

JUNIPER CLIENT TEAM



BRANCH MANAGER

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

ACCOUNT MANAGER

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

IRRIGATION TECHNICIAN

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

FERTILIZATION & PEST CONTROL TECHNICIAN

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

JUNIPER APPROACH

TURF MANAGEMENT

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

SHRUB MANAGEMENT

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our "weed first" approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman's priority.

FERTILIZATION & PEST CONTROL

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

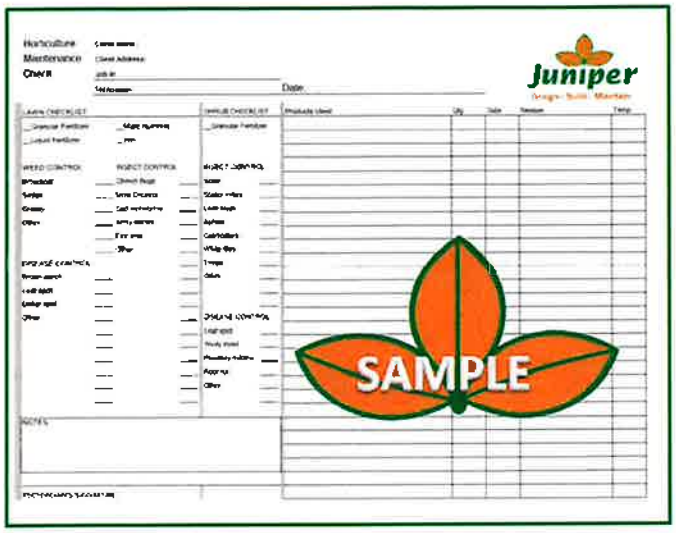
WATER MANAGEMENT

Juniper's water management team will effectively work to conserve your water supply. Water management is the key to a healthy landscape. By properly monitoring water quality and output, Juniper is able to establish a resilient root system while minimizing disease and pests. This multi-step process requires continuous review from environmental, operational and management teams.

SERVICE REPORTS & MAPS

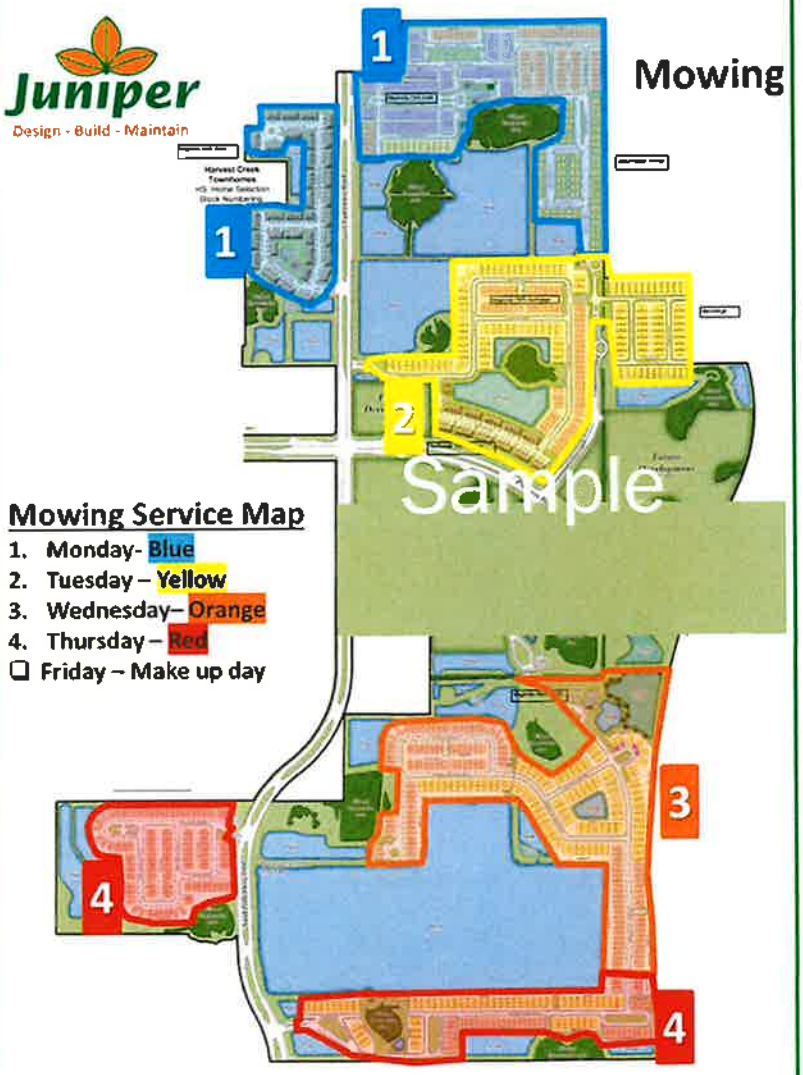
SAMPLES

Fertilization & Pest Reports



Regular service schedule maps are created for each community.

Service Rotation Map

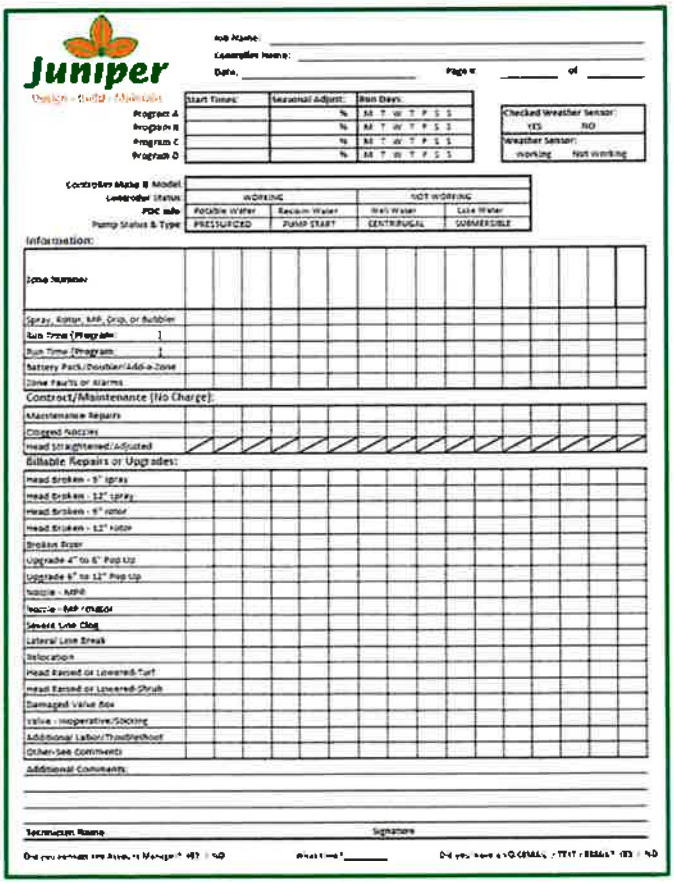


Mowing Service Map

1. Monday- Blue
2. Tuesday – Yellow
3. Wednesday– Orange
4. Thursday – Red

❑ Friday – Make up day

Irrigation Reports



DG FARMS CDD

Juniper

DESIGN | BUILD | MAINTAIN

At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs.

Our commitment to quality, dependability, and industry-best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

START UP: FIRST 60 DAYS

LANDSCAPE MAINTENANCE

SERVICE REQUEST MEETING
Meet with association management to review and prioritize all open service requests and any outstanding work orders.

JUNIPER ADVANCE PROPERTY MAPPING
Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT
A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

SCHEDULE OF SERVICES MAP
Production team is working on the schedules that will be provided to the HOA.

- ❑ Irrigation Wet Check Schedule
- ❑ Mowing Schedule
- ❑ Shrub Pruning Schedule

PROPERTY MOWING TECHNIQUES
Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

PROPER PRUNING TECHNIQUES
Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

WEED CONTROL
Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

IRRIGATION
Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP: FIRST 60 DAYS

FERTILIZATION AND PEST CONTROL

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed *immediately.*

L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- ❑ Begin treatment of turf/shrub damaging insects
- ❑ Begin treatment of turf/shrub disease
- ❑ Begin fertilization of turf areas.
- ❑ Begin fertilization of shrub bed areas. trees and palms

ANNUAL FLOWER DISPLAY

PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- ❑ Review soil conditions (soil amendments may be needed).
- ❑ Provide options based on season.
- ❑ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

START UP: FIRST 60 DAYS

INITIAL IRRIGATION INSPECTION

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team along will inspect all irrigation controllers & review functionality.. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

FIELD INSPECTIONS

- ❑ Inspect for faulty zones.
- ❑ Inspect all wire connections.
- ❑ Once functioning, inspect zone for functionality & coverage.
- ❑ Check if components are still under manufacture warranty.
- ❑ All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- ❑ Any immediate changes made during the evaluation per our contract will be noted and reported.
- ❑ Increase runtimes for zones that have been showing signs of drought stress.
- ❑ Any major repairs that may be needed will be submitted in the form of a proposal.

PROGRAMMING & OPTIMIZATION

- ❑ Review all run time programming.
- ❑ Review system pressure and typical zone GPM.
- ❑ Make suggestions for optimization to improve communication & efficiencies.
- ❑ Optimize program run times.
- ❑ Begin to identify/label the irrigation zones.

CUSTOMER CARE

ON-SITE MANAGEMENT

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

24/7 EMERGENCY SERVICES

When the unforeseen happens, we will be there when you need us. Call our dedicated number for 24/7 support.

IN-HOUSE CUSTOMER CARE TEAM

We believe that providing great customer service is key providing the best in landscape services. To that end we create department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

Option 1:

Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



JUNIPER SYNC WORK ORDER SYSTEM

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

Highlights

- Live Dashboard/ Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Community Maps
- Knowledge Base
- Give a Gold Star

Juniper SYNC

JUNIPER MAPPING

TECHNOLOGY THAT MAKES A DIFFERENCE!

Juniper Mapping uses drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This gives us the ability to evaluate the property at a deeper level, which allows us to provide our clients the following:

- Proactively identify potential issues
- Property specific reporting
  - Plant Health
  - Elevation
  - Annotation
  - Issues
- Documentation of improvement

Juniper MAPPING

Full Video Walkthrough

Scan the QR code with your cellphone for full walkthrough



JUNIPER MAPPING

IMAGE QUALITY COMPARISON



Juniper Mapping provides the community with high resolution photos that provide more detail than Google Earth.



JUNIPER MAPPING

TRACK IMPROVEMENTS SIDE-BY-SIDE



With Juniper Mapping, you can see the quality improvements to the community landscape side-by-side.



JUNIPER MAPPING
REPORTING

COMMUNITY ANNOTATION REPORT

Juniper Landscaping

Stonecrest - Summerfield Annotation Report

Created on August 24, 2021

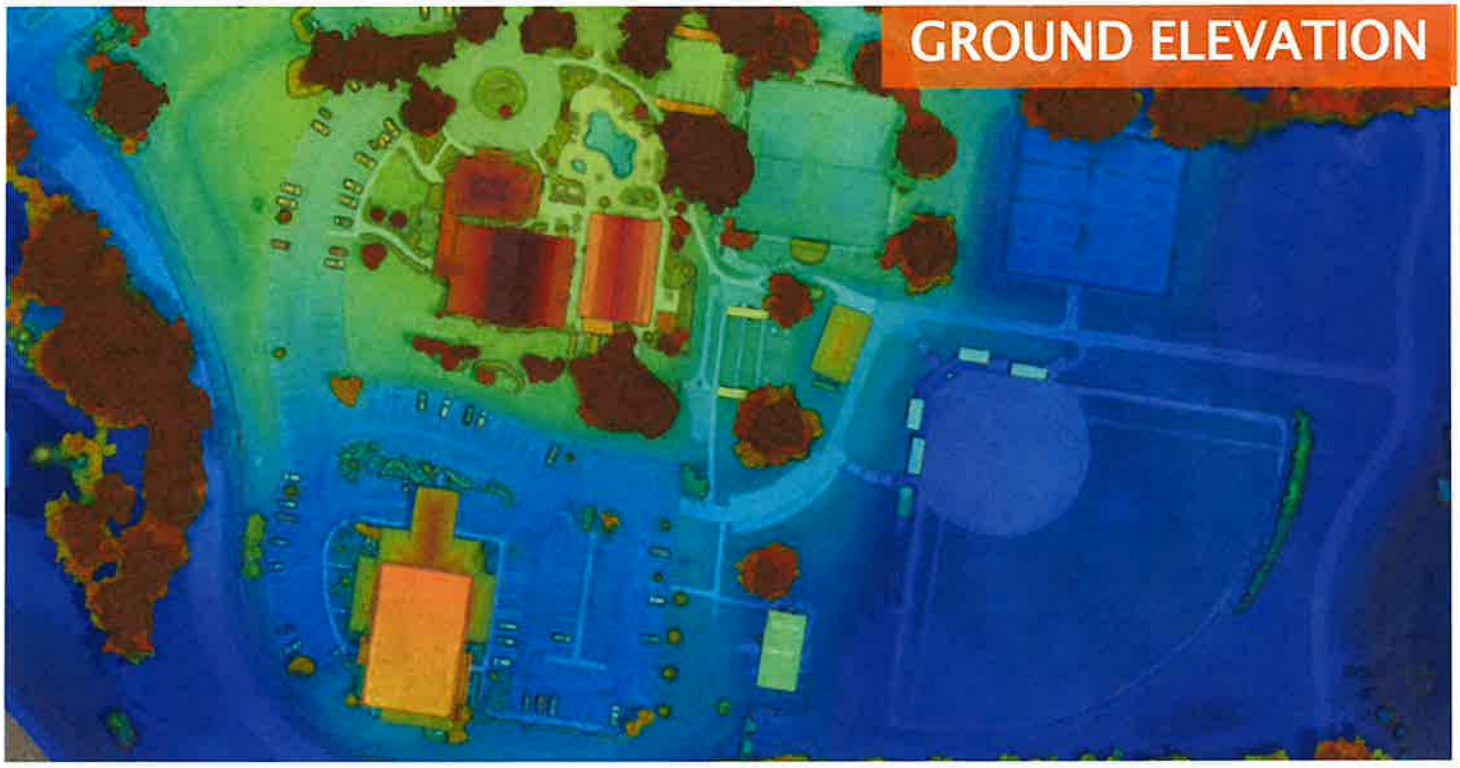
Captured on August 13, 2021



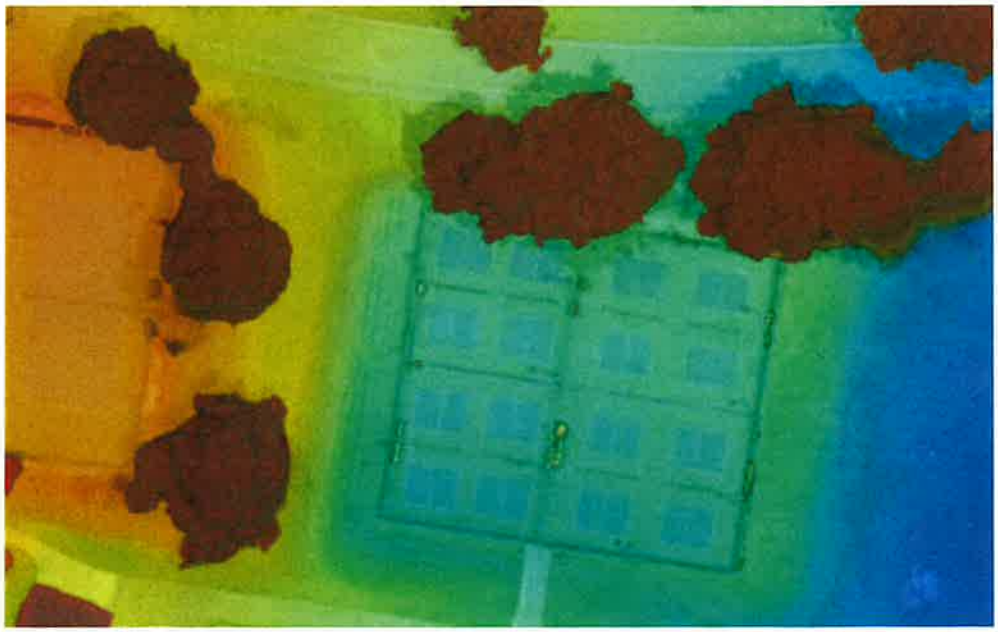
With the tools in Juniper Mapping, we can create community specific annotation reports. These reports provide documentation and improved accuracy on palm counts, valve locations, square footage on sod projects & much more!

JUNIPER MAPPING

TOOLS



Juniper Mapping provides a complete elevation map, allowing us to make better decisions when it comes to the draining and movement of water.





LANDSCAPE MAINTENANCE

JUNIPER HAS BEEN EXCEEDING INDUSTRY STANDARDS IN THE AREA OF QUALITY AND DEPENDABILITY IN FLORIDA SINCE 2001

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This, combined with regular inspections from our dedicated account managers, helps ensure the job quality our clients have come to expect.







LANDSCAPE INSTALLATION

OUR DESIGN & INSTALLATION TEAMS MAKE AN AWARD-WINNING COMBINATION!

Our teams work hard to deliver a quality project on time and on budget.

- Landscape Design Firm of the Year
- Best Landscape Design Custom Home
- Merit Award Design Residential
- Award Best Landscape Design









LANDSCAPE IRRIGATION

STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

WATER MANAGEMENT

Our industry experts can help guide you on the most effective way to use your water resources.

- Central control management
- Converting beds to drip irrigation
- E/T weather-based controllers
- Soil moisture sensors
- Pressure regulated components
- High efficiency sprinklers



LANDSCAPE IRRIGATION

Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



MAINTENANCE

- Water Management
- Repairs
- Water Monitoring
- Reporting
- Wet Checks

INSTALLATION

- Infrastructure
- Pump Stations
- Central Control
- Residential
- Commercial

LANDSCAPE HORTICULTURE

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.



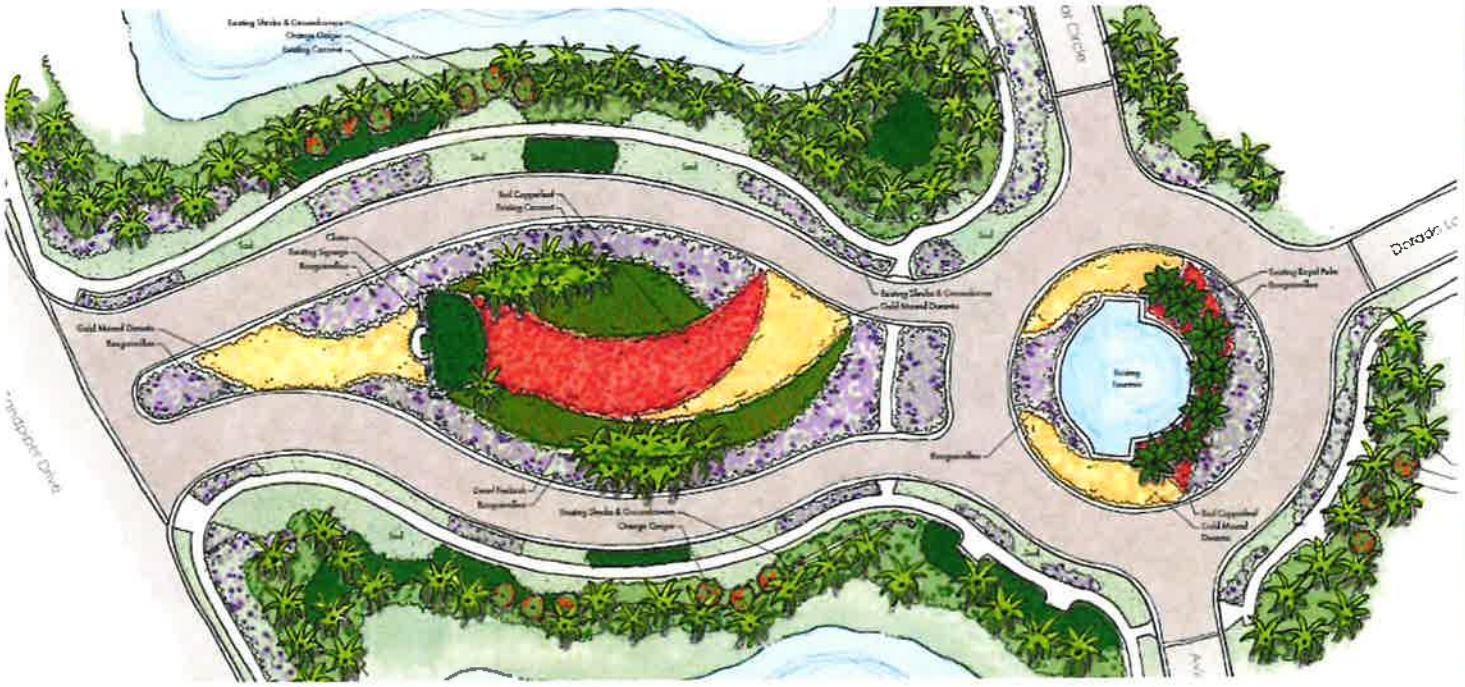




LANDSCAPE ARCHITECTURE

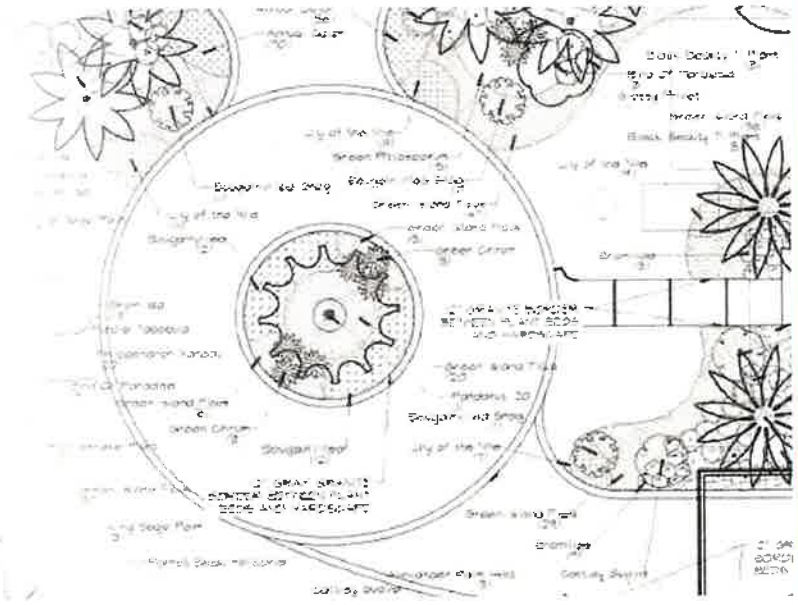
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

Our design team can help boards with master plans for communities. Providing design hardscape features, 3D renderings of landscape plans, and complete landscape plans.



JUNIPER DESIGN TEAM

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer

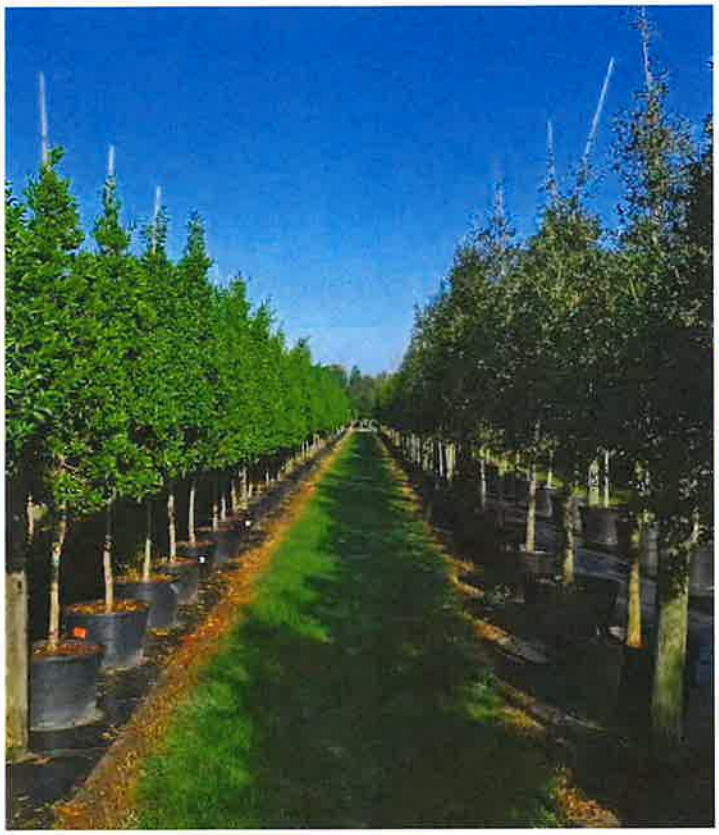


NURSERY & TREE FARM

We know it because we grow it!

With our over 200 acres of nursery & tree farms we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.







FNGLA
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

SEASONAL COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.



SEASONAL FLOWER PROGRAM

- Contract grown flowers
- Custom designed displays
- Scheduled installation
- Fresh look all year
- Best in quality annuals
- Enhanced landscape areas
- Additional fertilization keeps flowers looking great



ARBORICULTURE

JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.



STORM RESPONSE

RESOURCES WHEN YOU NEED THEM MOST!

In preparation for and after a storm, Juniper has additional team members that are critical resources during storm events. They provide not only added manpower but bring with them the trucks and heavy equipment needed to handle storm clean up.



COMPANY RESOURCES

- 1,800+ team members statewide
- 17 locations throughout Florida
- 10,000+ gallons of onsite fuel
- 300+ trucks in our fleet
- ISA Certified Arborists
- Landscape Designers & Architects
- Teams throughout Florida
- Extensive supply of heavy equipment



SPORTS TURF

COMPLETE SPORTS TURF MAINTENANCE

Gone are the days of playing ball in a dirt lot. Today, residents in communities expect playing fields and parks to be safe for their families. You want to work with a company who has industry experience & advanced knowledge in sports turf.

SERVICES

- Agronomic Services
- Agronomic Consulting
- Topdressing
- Fertilization Programs
- Pest & Disease Management
- Weed Management
- Cultivation Services
- Aerification
- Slicing
- Fraze Mowing
- Deep-Tine Soil Reliever
- Verticutting & Vacuum





EDUCATIONAL CLASSES

PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

At Juniper Landscaping we offer CEU courses that cover a variety of subjects that include irrigation, palm tree care, turf care, and tree selection.



CURRENT COURSES

- IRRIGATION 101
- HORTICULTURE 101
- TREE SELECTION
- PEST ID LAWN & ORNAMENTAL
- PLANTING PRINCIPLES & PLANT ID
- DIAGNOSING LANDSCAPE ISSUES

Our Green Industry experts' courses are designed to assist managers to make the best decisions to maximize their property's beauty and ease of maintenance.

AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

- Best Landscape Design Custom Home
- Award Best Landscape Design
- Merit Award Design Residential
- Landscape Design Firm of the Year

SAND DOLLAR AWARDS

- Best Community Feature of the Year
- Best Landscape Design 30-50k
- Best Landscape Design under 30k
- Best Landscape Design over 50k

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for "La Castille"

SUMMIT AWARDS

- Best Contracting Landscape 5-8 million+
- Merit Award for Infrastructure & Landscape

SAFETY & TRAINING

We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.



Initial Hire Program

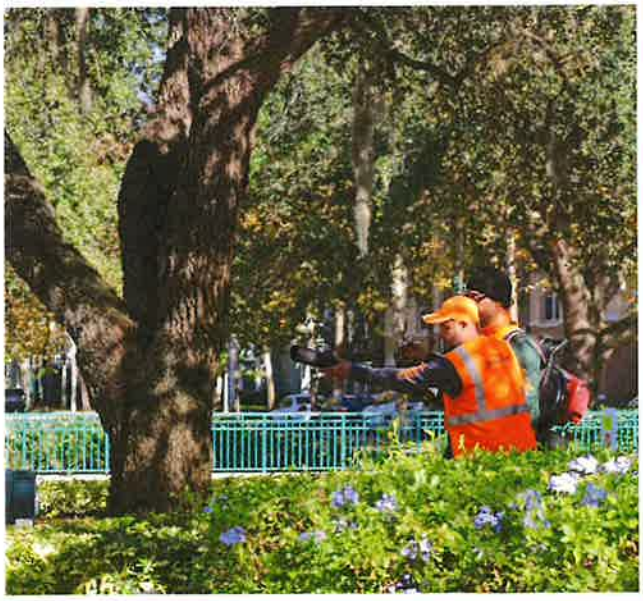
- Safety rules
- New hire safety orientation
- Required & use of PPE



Safety Training Program

- Equipment certifications
- Weekly safety meetings
- Daily jobsite reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools

SCAN QR CODE TO WATCH VIDEO HIGHLIGHTS OF OUR IN-HOUSE TRAINING PROGRAM



CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

At **Juniper**, many of our team members hold valuable certifications and licenses. Their years of experience, along with additional training, enables them to provide our customers with answers they can trust.

CERTIFICATIONS & LICENSES

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professional
- FNGLA Certified Landscape Contractor
- ISA Certified Arborist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer
- Best Management Practices (BMPs)



CERTIFICATIONS & LICENSES

The International Society of Arboriculture

Hereby Announces That

Wesley L. Wade

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of skills and competencies as supported by the ISA Credentialing Council

CEO & Executive Director

Issue Date | Expiration Date | Certificate Number

ANAB

FNGLA CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno H69 09432

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2019
Certified Since: 6/30/2015

FNGLA President | FNGLA Certification Director

State of Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number JF214574

CHRISTOPHER KARL RICHARDS

Commissioner

North Carolina State University Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kyle James Leverette

the degree of

Associate of Applied Science
in Turfgrass Management

In testimony whereof, the seal of the University and the signatures of its officers are hereunto affixed this the fifteenth day of May, two thousand four.

Chancellor | Secretary to the Board of Trustees | Vice President for Academic Affairs

FNGLA CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette H62 12112

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 6/24/2019

FNGLA President | FNGLA Certification Director

Ron DeSantis, Governor | Halsey Beshears, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STANLEY, DARRELL EUGENE
JUNIPER LANDSCAPING OF FLORIDA, LLC
5880 STALEY RD
FORT MYERS FL 33905

LICENSE NUMBER: SCC131152351
EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/0//2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA LLC. 1050 CONNECTICUT AVENUE, SUITE 700 WASHINGTON, DC 20036-5386 CN138350647—25-26	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : General Security Indemnity Company Of AZ — 20559 INSURER B : Safety National Casualty Corporation — 15105 INSURER C : Great American Insurance Co. — 16691 INSURER D : American Guarantee & Liability Insurance Co. INSURER E : Mercer Insurance Company INSURER F : Endurance American Specialty Insurance Company — 41718

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY			GSA4639112661-01	07/01/2025	07/01/2026	EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:						Fire Damage	$	100,000
B	AUTOMOBILE LIABILITY			CA6676920	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$	5,000,000
E	X ANY AUTO			22200099900 ($2Mxs$2M primary)	07/01/2025	07/01/2026	BODILY INJURY (Per person)	$	
F	OWNED AUTOS ONLY / SCHEDULED AUTOS			EXT30091805100 ($1Mxs$4M)	07/01/2025	07/01/2026	BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
C	X UMBRELLA LIAB X OCCUR			TUE 3161764 06 ($5M Primary)	07/01/2025	07/01/2026	EACH OCCURRENCE	$	10,000,000
D	EXCESS LIAB CLAIMS-MADE			AEC 6661232-02 ($5Mxs$5M)	07/01/2025	07/01/2026	AGGREGATE	$	10,000,000
	DED RETENTION $							$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2025	07/01/2026	X PER STATUTE OTH-ER		
B	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH)	N / A		PS4069459 (WI)	07/01/2025	07/01/2026	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below			Deductible: $500,000			E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
G	Professional Liability			VPPL022057	01/01/2025	01/01/2026	Ded.:$5K /Limit:		2,000,000
H	Pollution Liability			EV20184607-07	01/01/2025	01/01/2026	Ded:$10K /Limit:		3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FOR BIDDING PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: CN138350647
LOC #: Washington

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
MARSH USA LLC.	Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)
INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London
Policy#: 01MRCM0001043-00
Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: $500,000 / $2,500
Installation Floater Limit/Deductible: $250,000 / $1,000

The above captioned policies include coverage for the following entities:

Juniper Landscaping of Florida, LLC
Coast to Coast Landscaping, LLC
Davis Landscape LTD
Elegant Landscape and Design Inc.
Juniper Landscape Services, LLC
Juniper Landscaping Shared Services, LLC
Juniper of Bradenton, LLC
Juniper Landscaping Holdings LLC
Landscape Maintenance Professionals, LLC
Landscape Logistics LLC
Prestige Property Maintenance, Inc.
Rips Professional Lawncare, LLC
Shooter & Lindsey, LLC

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LEADERSHIP
TEAM



Brandon Duke
Chief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.



Dan DeMont
Chief Revenue Officer

Dan DeMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.



Jake Rubin
Chief Operations Officer

Jake Rubin is Juniper's Chief Operating Officer. He works to establish peak operational performance through the creation and implementation of best practices at all levels of the company.

By engaging with branch teams across the organization, Jake has delivered improvements to operating margins and established processes focused on increased efficiency and quality. He also partners with Juniper's HR team to develop and deliver operational improvement training programs to all branch operations teams.

Jake has a background of over 15 years in leadership roles managing large-scale, privat equity-backed, multi-state operations in the transportation, construction, landscape, and commercial services industries. He is very experienced in areas such as margin improvement, merger and acquisition integration, and asset management at an enterprise level.

QUALIFICATIONS

CLIENT REFERENCES

The Starkey Ranch Community Development District
Management | Wrathall, Hunt & Associates

Telephone (813) 399-0865
Contract Start Date | January 1, 2023
Contact | Barry Mazzoni
Email | mazzonib@whhassociates.com
Contract Value I $1,850,000.00

Triple Creek Community Development District
V.P. Management | Rizzetta & Company, Inc

Telephone (813) 671-5900
Contract Start Date | December 1, 2020
Contact | Marc Carlton
Email | boardmember1@triplecreek.com
Contract Value I $836,750.00

Estancia at Wiregrass Community Development District
V.P. Management | GMS

Telephone | (813) 344-3844
Contract Start Date | July 1, 2021
Contact | Pete Williams
Email | pete@pwillassoc.com
Contract Value I $422,800.00

Cory Lakes Community Development District
KAI Management

Telephone | (813) 986-1031
Contract Start Date | December 1, 2010
Contact | Dale Ergle
Email | CLIbeachclub@corylakescdd.net
Contract Value I $356,200.00

Harrison Ranch Community Development District
Management | Rizzetta & Company, Inc.

Contact | Matt O'Nolan
Contract Start Date | November 18, 2019
Telephone | (813) 533-2950
Email | monolan@rizzetta.com
Contract Value I $356,622.00

Venetian Community Development District
Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500
Contract Start Date I September 26, 2019
Contact | Keith Livermore, District Field Manager
Email | fieldmanager@vcdd.org
Contract Value | $356,200.00

CLIENT
REFERENCES

Heritage Isles Golf &Country Club Community Development District
Management | Inframark

Telephone | (813) 907-7388
Contract Start Date | October 1, 2009
Contact | Rich Unger, Director of CDD Operations
Email | HIManager@hicdd.org
Contract Value | $166,600.00

Panther Trace Community Development District
Management | Vesta Property Services

Telephone | (813) 671-8023
Contract Start Date | November 1, 2015
Contact | Monica Vitale, Facilities Director
Email | monicavitalecam@gmail.com
Contract Value I $259,974.00

Watergrass | Community Development District
Management | Inframark

Telephone | (813)-295-5455
Contract Start Date September 1, 2017
Contact | Mark Vega
Email | mark.vega@inframark.com
Contract Value I $162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta
bmendes@rizzetta.com | (407) 472-2471
6800 Legacy Blvd. Viera, Florida 32940
Value | $350,000+ (2 years of service)
Full maintenance service of over 1289 homes and CDD common areas

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Beaumont CDD

Tammy Collins, Property Manager-Real Management
Tammy.Collins@evergreen-lm.com
(860) 997-9030
7802 Penrose Place Wildwood, Florida 34785
Value | $500,000+ (3 years of service)
Full service maintenance of all CDD common areas, homes and townhomes.

CLIENT REFERENCES

Jonathan Pentecost
Division President
SW FL

"Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty."

Rhonda Brewer
V.P. Community Development

"Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project."

Mike Lewis
V.P. Purchasing, Design & Architecture

"Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business."

John R. Peshkin
Managing Principle

"Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner."

Bob Koenig
Vice President

"Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper."

JUNIPER CARES

Making our communities better places to live and work is important, not only for our clients and employees, but for all our neighbors in the area. With that in mind, we support many local charitable organizations across the state and use environmentally sound practices.



Juniper CARES





JUNIPER CARES







industry COLLECTIVE

The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.

Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headache and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.

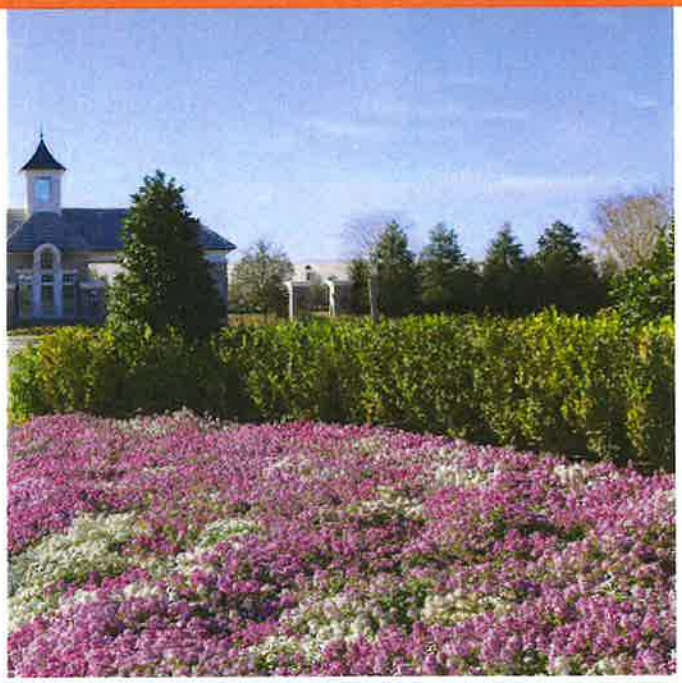


PORTFOLIO: OCALA



WORLD EQUESTRIAN CENTER





PORTFOLIO: CUSTOM DESIGN

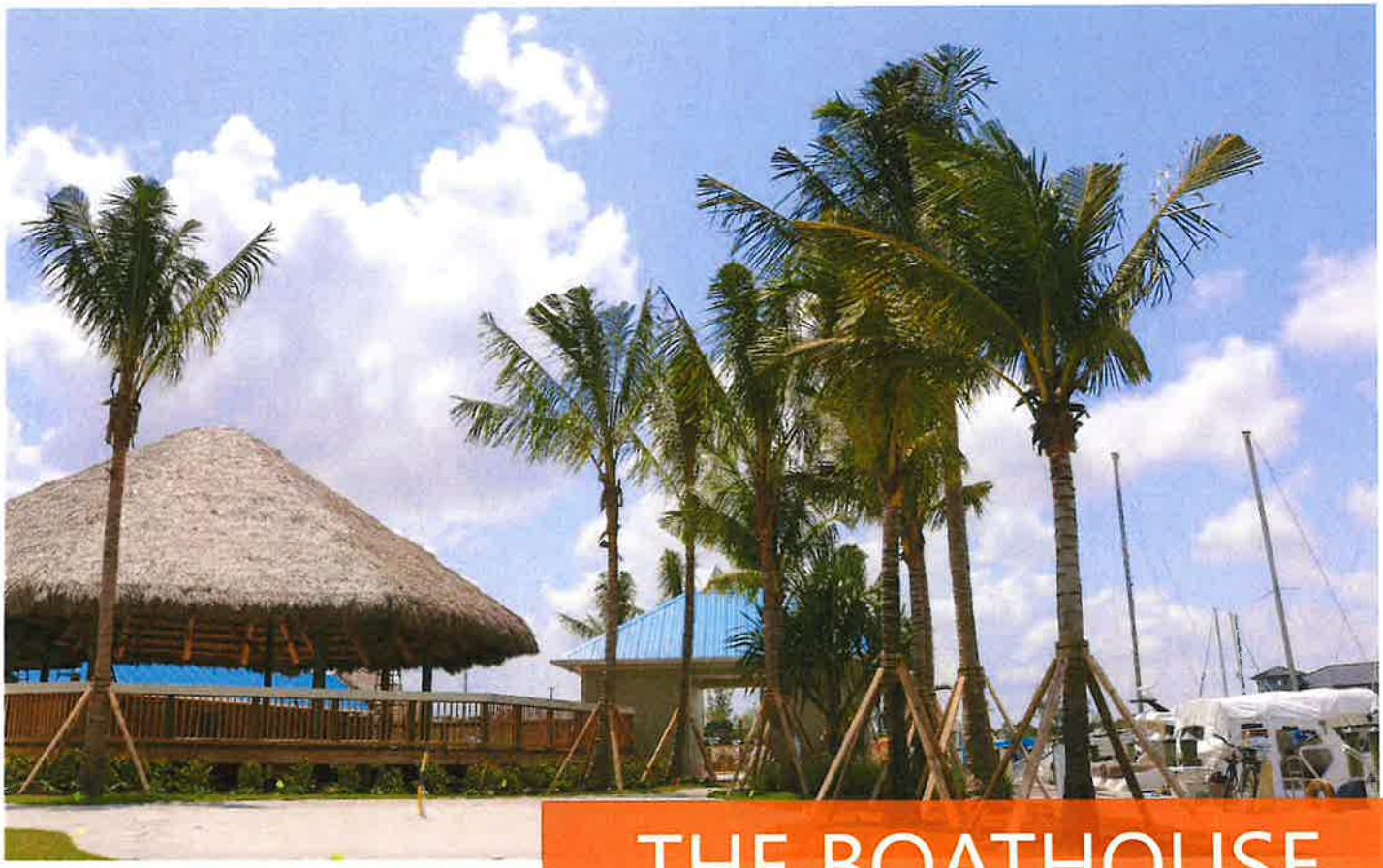


CONNORS RESIDENCE

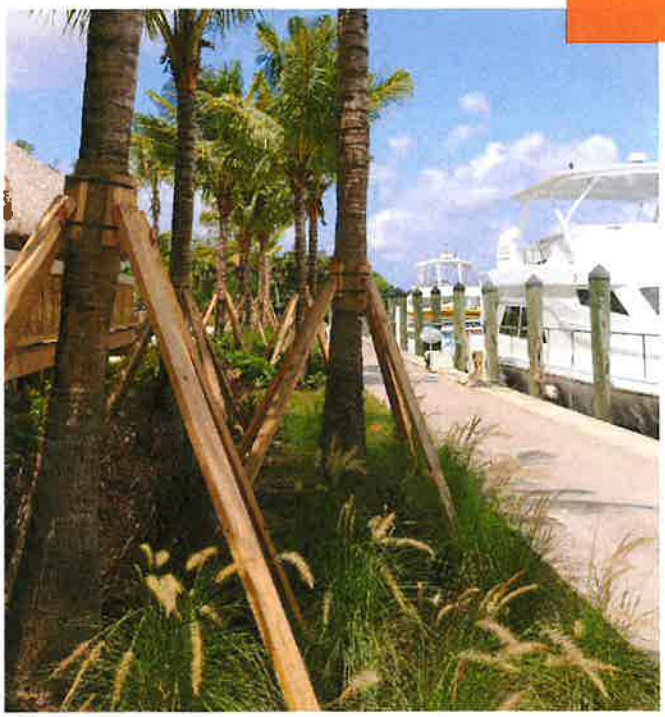




PORTFOLIO: CUSTOM DESIGN



THE BOATHOUSE

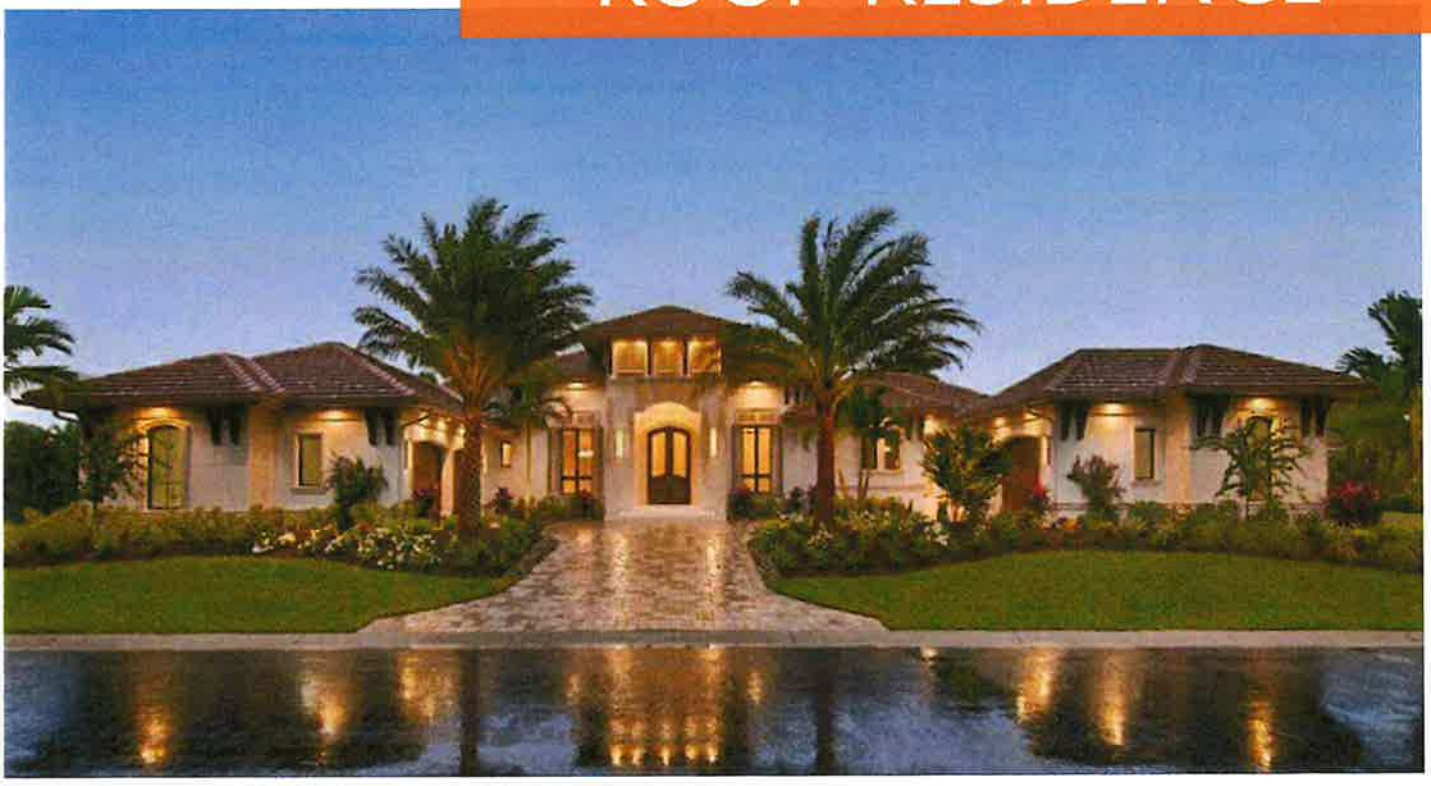




PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



DESIGN SAMPLES



COMPUTER RENDERINGS




Juniper
DESIGN · BUILD · MAINTAIN

EXHIBIT 13

AGENDA



DG Farms CDD RFP

Landscape Maintenance
&
Irrigation Services Program

Welcome Letter

We are delighted to present this contract for the landscape management of your property and to partner with you to provide quality services.

ASI Landscapes, a Yardnique Company , is continuously expanding our area of service and we see this as an opportunity to nurture a long-term relationship with you. As we grow, we sincerely hope you will grow with us. We have been entrusted with some of the most prestigious properties and communities. Rest assured, we are fully equipped to care for every aspect of your landscape, and you will witness a remarkable difference.

Effective communication is a cornerstone of our success, and we place significant value on our weekly visits, monthly walks, and consistent communication. These elements are crucial in delivering excellent service, as you have entrusted us to provide quality service in a timely manner while being in constant communication with you and your team. We are passionate about delivering excellent services and communication.

This unwavering dedication ensures that your property preserves its luminosity, attractiveness, and stands out for its unparalleled quality compared to others. We will provide you with opportunities to enhance and improve your landscape through proposals that drive a return on your investment and makes a significant impact for your property. We partner with you to maintain your outdoor environment and look forward to building a partnership with you.

We are excited to demonstrate the difference our services can make and look forward to the opportunity to work with you and create a thriving landscape together!

Sincerely,



Neil McFadyen
Business Developer
neil.mcfadyen@yardnique.com
7276101483

DG Farms Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP

1.	**Location and Personnel**	**25 Points**

Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2	**Experience and Available Equipment**	**20 Points**

Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	**Understanding of the RFP and Scope of Services**	**25 Points**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	**Price**	**30 Points**

A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of $200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of $250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. (200,000/250,000) x 30 = 24.

Total Possible Points for Each Bidder's Proposal	**100 Points**

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: ASI Landscapes

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	$ 107,760.00
2. Shrub And Groundcover Maintenance	$ 31,968.00
3. Tree Maintenance	$ 3192.00
4. Mulch Maintenance in Tree and Shrub Beds	$ 12,480.00
5. General Site Maintenance: Trash And Debris Disposal	$ 6,240.00
6. Irrigation System Maintenance	$ 11,520.00
Total Yearly Cost for the first year of the above items	$ 173,160.00

Additional Services:

7. Seasonal Color $ 3.50 (per 4" annual)

Irrigation Hourly Rate for items not included in the Scope of Services: $ 75.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Neil McFadyen

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer:

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: ASI Landscapes

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

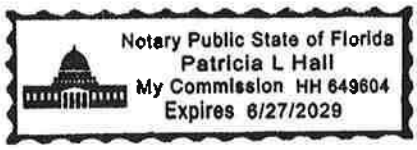
I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signature of Authorized Signatory of Proposer

Sworn before me on this 22nd day of January, 2026

Patricia L Hall

Notary Public Signature



Notary Stamp

Appendix I

Financial Statements

Tel: 757-640-7190
Fax: 757-640-7297
www.bdo.com

300 East Main St., Suite 1300
Norfolk, VA 23510

Independent Auditor's Report

The Stockholder and Board of Directors
YN Holdings, LLC and Subsidiaries
Morrisville, North Carolina

Opinion

We have audited the consolidated financial statements of YN Holdings, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2023, and the related statements of operations, changes in members' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying 2023 consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

The 2022 consolidated financial statements of the Company were audited by other auditors, whose report dated April 27, 2023 expressed an unmodified opinion on those statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

BDO USA, P.C., a Virginia professional corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

BDO USA, P.C.

April 30, 2024

Consolidated Financial Statements

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

December 31,	**2023**	2022
Assets		
Current Assets		
Cash	**$ 2,149,700**	$ 3,280,809
Accounts receivable, net	**11,355,885**	8,851,759
Contract assets	**28,299**	-
Prepaid expenses and other assets	**1,161,109**	855,239
Due from sellers	**-**	282,011
Inventories, net	**236,989**	164,450
Total Current Assets	**14,931,982**	13,434,268
Property and equipment, net	**24,502,599**	17,978,431
Right of use asset	**2,961,243**	2,998,488
Noncurrent Assets		
Goodwill, net	**49,030,497**	49,680,238
Intangible assets, net	**11,392,297**	13,293,137
Total Noncurrent Assets	**60,422,794**	62,973,375
Total Assets	**$ 102,818,618**	$ 97,384,562
Liabilities and Members' Equity		
Current Liabilities		
Current portion of equipment notes payable	**$ 2,416,525**	$ 780,776
Current portion of RGA note payable	**593,738**	528,738
Line of credit	**461,273**	1,618,576
Accounts payable	**4,438,865**	3,255,771
Current portion of contingent earn-out seller subordinated notes payable	**986,111**	1,763,889
Current portion of lease liabilities	**953,717**	835,080
Contract liabilities	**-**	84,035
Deferred revenue	**32,428**	146,844
Accrued payroll, interest, and other expenses	**2,960,203**	1,976,973
Redepmtion payable	**4,000,000**	-
Holdback payable	**1,794,034**	-
Earn-out payable	**450,000**	800,000
Total Current Liabilities	**19,086,894**	11,790,682
Long-term Liabilities		
Equipment notes payable and loans, net of current portion	**6,782,320**	2,771,051
RGA note payable, net of current portion and deferred financing costs	**56,370,061**	49,969,383
Contingent earn-out seller subordinated notes payable, net of current portion	**-**	2,736,111
Lease liabilities, net of current portion, other long term liabilities	**2,056,509**	2,183,208
Total Long-Term Liabilities	**65,208,890**	57,659,753
Total Liabilities	**84,295,784**	69,450,435
Members' Equity	**18,522,834**	27,934,127
Total Liabilities and Members' Equity	**$ 102,818,618**	$ 97,384,562

See accompanying notes to consolidated financial statements.

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

Year Ended December 31,	**2023**	2022
Sales	**$ 121,548,071**	$ 86,760,033
Cost of Sales	**89,287,172**	64,216,208
Gross Profit	**32,260,899**	22,543,825
Operating Expenses		
Selling, general, and administrative	**17,021,728**	12,589,763
Depreciation and amortization	**14,145,126**	9,959,918
Total Operating Expenses	**31,166,854**	22,549,681
Income from operations	**1,094,045**	(5,856)
Other Expense (Income)		
Interest expense	**7,154,244**	4,778,582
Other income	**(3,119,215)**	-
Other expense	**2,959,474**	2,100,283
Total Other Expense	**6,994,503**	6,878,865
Net Loss Before Taxes	**(5,900,458)**	(6,884,721)
Income Tax Expense (Benefit)	**1,500**	-
Net Loss	**$ (5,901,958)**	$ (6,884,721)

See accompanying notes to consolidated financial statements.

Nondisclosure Agreement

Request for current financial statements

This Nondisclosure Agreement (this "**Agreement**"), dated as of _____] ("**Effective Date**"), is by and between Yard-Nique, Inc., a Delaware corporation ("**Disclosing Party**"), and _____ a _____ ("**Recipient**").

1. In connection with [a potential business transaction between the parties hereto] (the "**Purpose**"), Disclosing Party may disclose to Recipient, or Recipient may otherwise receive access to, Confidential Information (as defined below). Recipient shall use the Confidential Information solely for the Purpose and, subject to Section 3, shall not disclose or permit access to Confidential Information other than to its employees and officers (collectively, "**Representatives**") who (a) need to know such Confidential Information for the Purpose; (b) know of the existence and terms of this Agreement; and (c) are bound by confidentiality obligations no less protective of the Confidential Information than the terms contained herein. Recipient shall safeguard the Confidential Information from unauthorized use, access, or disclosure using at least the degree of care it uses to protect its most sensitive information and no less than a reasonable degree of care. Recipient shall promptly notify Disclosing Party of any unauthorized use or disclosure of Confidential Information and use its best efforts to prevent further use or disclosure. Recipient will be responsible for any breach of this Agreement caused by its Representatives.

2. "**Confidential Information**" means all non-public, proprietary, or confidential information of or relating to the Disclosing Party, in oral, visual, written, electronic, or other tangible or intangible form, whether or not marked or designated as "confidential," and all notes, analyses, summaries, and other materials prepared by or on behalf of Recipient or any of its Representatives that contain, are based on, or otherwise reflect, to any degree, any of the foregoing ("**Notes**"); provided, however, that Confidential Information does not include any information that (a) is or becomes generally available to the public other than as a result of Recipient's or its Representatives' act or omission; (b) is obtained by Recipient or its Representatives on a non-confidential basis from a third party that was not legally or contractually restricted from disclosing such information; (c) was in Recipient's or its Representatives' possession, as established by contemporaneous documentary evidence, before Disclosing Party's disclosure hereunder; or (d) was or is independently developed by Recipient or its Representatives, as established by contemporaneous documentary evidence, without using any Confidential Information. Confidential Information also includes (x) the fact that the parties are in discussions regarding the Purpose and that Confidential Information has been disclosed and (y) any terms, conditions or arrangements discussed.

3. If Recipient or any of its Representatives is required by applicable law or a valid legal order to disclose any Confidential Information, Recipient shall, before such disclosure, notify Disclosing Party of such requirements so that Disclosing Party may seek a protective order or other remedy, and Recipient shall reasonably assist Disclosing Party therewith. If Recipient remains legally compelled to make such disclosure, it shall (a) only disclose that portion of the Confidential Information that, in the written opinion of its outside legal counsel, Recipient is required to disclose and (b) use reasonable efforts to ensure that such Confidential Information is afforded confidential treatment.

4. On the expiration of this Agreement or otherwise at Disclosing Party's request, Recipient shall promptly, and in no event more than ten (10) days following such expiration or the receipt of such request, return to Disclosing Party or destroy (and certify as to such destruction) all Confidential Information in its and its Representatives' possession other than Notes, and destroy all Notes, and certify in writing to Disclosing Party the destruction of such Confidential Information.

5. Disclosing Party has no obligation under this Agreement to (a) disclose any Confidential Information or (b) negotiate for, enter into, or otherwise pursue the Purpose. Disclosing Party provides all Confidential Information without any representation or warranty, expressed or implied, as to the accuracy or

completeness thereof, and Disclosing Party will have no liability to Recipient or any other person relating to Recipient's use of any of the Confidential Information or any errors therein or omissions therefrom.

6. Disclosing Party retains its entire right, title, and interest in and to all Confidential Information, and no disclosure of Confidential Information hereunder will be construed as a license, assignment, or other transfer of any such right, title, and interest to Recipient or any other person.

7. The rights and obligations of the parties under this Agreement expire [three (3)] year[s] after the Effective Date; provided that with respect to Confidential Information that is a trade secret under the laws of any jurisdiction, such rights and obligations will survive such expiration until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Recipient or its Representatives.

8. Recipient acknowledges and agrees that any breach of this Agreement will cause injury to Disclosing Party for which money damages would be an inadequate remedy and that, in addition to remedies at law, Disclosing Party is entitled to equitable relief as a remedy for any such breach without any obligation to post bond or other security.

9. This Agreement and all matters arising out of or relating hereto are governed by, and shall be construed in accordance with, the laws of the State of North Carolina, including its statutes of limitations, without regard to the conflict of laws provisions of such State. Any legal suit, action, or proceeding relating to this Agreement must be instituted in the federal or state courts located in Wake County, North Carolina. Each Party irrevocably submits, and waives any objection, to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

10. All notices must be in writing and addressed to the relevant party at its address set forth below (or to such other address such party specifies in accordance with this Section 10). All notices must be personally delivered or sent by email to the relevant address set forth below or prepaid by nationally recognized courier or certified or registered mail, return receipt requested, and are effective on actual receipt.

Disclosing Party:
Yard-Nique, Inc.
10014 Chapel Hill Road
Morrisville, NC 27560
Attn: Rob Wood
Email: rob.wood@yardnique.com

Recipient

[ ]

[ ]

11. This Agreement is the entire agreement of the parties hereto regarding its subject matter, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, whether written or oral, regarding such subject matter. This Agreement may only be amended, modified, waived, or supplemented by an agreement in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

[RECIPIENT NAME]

By_____

Name:

Title:

YARD-NIQUE, INC.



By____ _____

Name: Robert Wood

Title: CFO

Appendix II

Bondable Form

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Yardnique, Inc.
10014 Chapel Hill Rd
Morrisville, NC 27560

SURETY:
(Name, legal status and principal place of business)
Swiss Re Corporate Solutions America Insurance Corporation
1200 Main St., Suite 800
Kansas City, MO 64105-2478

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
[redacted]

BOND AMOUNT: Five Percent of the Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
[redacted]
Maintenance Services, Sarasota, FL 34241

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

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If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **27th** day of **May** , **2025**

Yardnique, Inc.
(Contractor as Principal) *(Seal)*

(Witness)

(Title)

Swiss Re Corporate Solutions America Insurance Corporation
(Surety) *(Seal)*

(Witness) **Paige Borer**

(Title) **Mary E. Kleinpeter, Attorney-In-Fact**

Init.

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SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

MARKHAM R. McKNIGHT, CHARLOTTE L. WRIGHT, THOMAS M. SANDAHL, TRENT J. SANDAHL, TROY P. WAGENER, WILLIAM G. McKNIGHT, TAWANDA A. WEATHERSPOON, MARY E. KLEINPETER, STEPHANIE S. McKNIGHT, CHARLES E. REAGIN, III, RHONDA S. CROOKS, EDWARD L. KINNEY, JR. and ROXANNA S. BORER JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION ($200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

By _____
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 12TH day of APRIL, 20 24

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

State of Illinois
County of Cook SS

On this 12TH day of APRIL, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SPCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
CHRISTINA MANISCO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires March 28, 2026

Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 21st day of May, 2025.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

Appendix III

Certificate of Insurance

YARDNIQ-02 SLLEONAR1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Towne Insurance Agency, LLC
7100 Falls of Neuse Road
Raleigh, NC 27615

CONTACT NAME: Sarah L. Leonard
PHONE (A/C, No, Ext): (919) 882-5175 FAX (A/C, No): (919) 872-2033
E-MAIL ADDRESS: sleonard@towneinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Selective Insurance Company of the Southeast	39926
INSURER B : Builders Mutual Insurance Company	10844
INSURER C : Selective Insurance Company of America	12572
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Yard Nique, Inc.
YN Intermediate Holdings, Inc., YN Holdings, LLC.
10014 Chapel Hill Rd
Morrisville, NC 27560

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	S2537295	4/30/2025	4/30/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS	X	X	S2537295	4/30/2025	4/30/2026	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE			S2537295	4/30/2025	4/30/2026	AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N N (Mandatory in NH)	N / A	X	WCP1102120	1/7/2025	1/7/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Leased/Rented Equip			S2537295	4/30/2025	4/30/2026	Deductible: $2,500	150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation for Florida covered under the following policy:
Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2026; Policy #: WCP1094817; Limits: $1,000,000/Each Employee, $1,000,000/Each Accident, $1,000,000/Policy Limit

Visconti at Westshore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7921/CA7809, as required by written contract. Waiver of Subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7809/WC000313. Umbrella Liability is form following.

CERTIFICATE HOLDER
Visconti at Westshore
Tonti Properties
2021 N Lemans Blvd
Tampa, FL 33607

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sarah Leonard

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Company Resume and Maintenance Program
starts on the following pages









Company Resume
&
Landscape Maintenance Program

Company Resume

ASI Landscapes is a premier Central Florida landscape services company with more than 25 years of proven experience. In October 2024, ASI joined Yardnique, Inc. as part of *The Family of Companies*, a landscaper-owned and operated organization. Our commitment remains unchanged: investing in our clients, our employees, and a culture built on tradition, teamwork, and family.

Affiliated Companies:

ASI Landscapes | Landmark | Naturescapes | Phoenix | Creative | Unique | TEAM Management | Precision | Palmetto | Everyday Maintenance | The McKinley Group

Approximate Number of Customers: We currently serve about 1,300 communities across the southeastern United States. Our customers consist of large-scale full-service communities of 3,000+ homes, multi-family, hospitality, retail and industrial. Our extensive customer base demonstrates our ability to cater to diverse landscaping needs across various community sizes.

Percent of Business with HOAs: Roughly 80% of our business is with Homeowners Associations (HOAs). We pride ourselves on being community landscaping specialists, focusing on enhancing the outdoor living experience for residents. Our expertise in HOA landscaping allows us to address the unique needs and preferences of these communities effectively.

Publicly or Privately Held: We are a privately held company backed by venture capital. This allows us the flexibility to adapt quickly and efficiently without the constraints of an overarching corporate structure. At the same time, it provides the financial stability and economies of scale associated with a large company, enabling us to invest in the latest technology and best practices in the landscaping industry.

Approximate Annual Revenue: This year, we were ranked 15th by Lawn & Landscape Magazine's Top 150 landscaping companies with $160+ million in revenue, approaching $200 million annually. Our significant revenue growth reflects our expanding market presence and the increasing demand for our services.

Areas Serviced: The Yardnique Family has grown to service five states in the southeast, with plans to expand further into the south and southwest. Our regional growth strategy is focused on delivering exceptional landscaping services while maintaining our commitment to quality and customer satisfaction.

Number of Employees: We currently have over 2,500 employees specializing in various aspects of landscaping and grounds care. Our team is divided into the following service areas:

- **Landscape Management and Maintenance Service:** Ensuring the ongoing health and appearance of landscapes through regular care and upkeep.
- **Landscape Design/Build:** Creating custom landscape designs and executing projects from concept to completion.
- **Landscape Enhancement/Floriculture/Horticulture:** Enhancing existing landscapes with additional features, plants, and flowers to increase aesthetic appeal.
- **Irrigation Design/Installation/Repair/Backflow Certification:** Providing comprehensive irrigation services to ensure efficient water use and landscape health.

Leadership Team / Organizational Structure



Yardnique Founder and CEO
Brian Dumont



Chief Operating Officer
Bill Davoli



Vice President/Florida
Joe Chiellini



VP of Business Development
Alan Anders



Director of Operations Excellence
Kate West



Director of Business Development Florida Operations
Dominick Portoghese



Regional Operations Manager
Joe Amarosa



Business Development
Neil McFadyen



Branch Management
Jonathan Maceira



Florida Executive Leadership Team – Resumes

Joe Chiellini
VP of Florida Operations
Joe Chiellini is the founder and CEO of ASI Landscape Management, originating in 1993. Coming from humble, ASI is now a multi county commercial business, employing 180 individuals with three branches covering the greater Tampa Bay and Orlando marketspace. Joe Chiellini recently retired from his career as a Captain for Hillsborough County Fire and Rescue. Joe served the people of Hillsborough County for almost 30 years all the while building and growing his landscape management company to where it is today. Joe is active in the Green Industry as well as in the local community. He spends much of his time giving back in as many ways as he can.

Within the business world, Joe does both local and national consulting with a focus on training and strategic planning. In the community, Joe has hosted events such as Wrestling for a Cause, golf tournaments, Give Back Days and various fundraisers benefiting children and families in our area who are in need. Fifteen years ago, Joe started the Krewe of the Knights of St. John, a local HCFR philanthropic Krewe to help serve the spouses and children of fallen firefighters. Joe is also an active member in his Parish of St. Patrick's Catholic Church where he lectors, works on beautification projects and serves with the men of the parish in fundraising.

Dominick Portoghese
Director of Business Development
With over 40+ years of experience in the commercial green industry, Dominick brings to ASI a stellar industry reputation having worked in all aspects of the landscape industry. In this key Business Development leadership role, Dominick will help ensure that ASI Landscape Management maintains its well-respected industry position and continues to grow the company by partnering with select key clients in a variety of market segments and leveraging current partnerships while maintaining ASI's high standard. Being part of ASI's leadership team, customers can be assured that their relationship with Dominick and the entire Business Development team will not end at the point of sale but will continue well beyond. Dominick has exhibited a strong work ethic and extreme desire to succeed all throughout his career.

As such, his never-ending quest to learn all functions and services included in landscape management has afforded him a unique and diverse career. This path started as a summer job in landscape construction and along the way has afforded him key positions in landscape construction; design, irrigation installation and design, the turf industry, the Fertilization and Pest Control industry and commercial landscape management…equally in both Business Development and Operational leadership roles locally, regionally, and nationally. Dominick's diverse industry knowledge, experience and career accomplishments have made him the valued ASI leader he is today.

Kate West
Chief Financial Officer
As Director of Finance and Administration and Chief Financial Officer, Kate is responsible for financial stewardship of ASI Landscape Management, including capital and operating budgets, financial affairs and reporting, procurement, and debt and treasury management. Prior to joining ASI Landscape Management in 2022

Joseph Amarosa
District Operations Manager
Joseph has 22 years of landscape industry experience. Prior to joining the ASI family Joe earned a bachelor's degree from the University of South Florida. He has gained additional certifications and licenses that include Green Industries Best Management Practices and State of Florida's Green Industries Best Management Practices. Joe has a wealth of knowledge utilizing Integrated Pest Management as he is a licensed Pest Control Operator. As well as a Pest Control Operator he holds a license in LTD Fertilizer Application and in addition he is Pinellas County BMP certified. Joe has been trained and well versed in Landscape Visual Renderings and Landscape Design. Joseph's primary focuses are customer service, job quality and continual education of his team on the ever-changing landscape industry.

Key Services Team - Resumes

Alex Cotte
Production Manager
Alex has worked in the landscaping industry for over 6 years. He started as a labor worker and has worked his way up to Crew Leader and Operations / Production Manager. He has been through thorough industry and ASI Landscapes training for all facets of his position and is BMP certified. Alex has shown that he is more than qualified for each job we give him and is ready to take on more. Alex excels at maintaining great relationships with his field-level personnel promoting motivation and teamwork and achieving exceptional service results.

Jeff Myers
Account Manager
Johannes has been in the landscaping industry for 15 years. He started in the industry at crew level and worked his way up to field management and project management roles. He is proficient in all aspects of the landscape industry with a strong ability at effective and constant client communication. Johannes excels at maintaining great relationships with his clients and management teams, promoting motivation and teamwork. He is currently in charge of some of our most prestigious accounts and has shown that he is more than qualified for each job we give him. He is ready for the challenge of helping manage new large high profile projects.

Jonathan Franco
Branch Manager
Jonathan has been in the landscaping industry for over 10 years. He started in the industry as a laborer and worked his way up from Account Manager to Branch Management roles. He is proficient in all aspects of the landscape industry. Jonathan excels at maintaining great relationships with his team and excels as a client liaison and conflict resolution. He has been in key industry management positions for many years and is a perfect fit for ASI Landscapes in the Tampa area.

Robert Tabone
Agronomy Manager
Bob is a seasoned landscape professional with over 20 years in Agronomy services. He's worked with landscape operations as well as his long history in Agronomy. He possesses the required licenses and certifications and continues participating in BMP and Agronomy seminars.

Johnny Rodriquez
Irrigation Manager
Johnny currently serves as our Irrigation Manager and oversees all Techs throughout our client portfolio. He has worked in the landscaping industry for over 15 years. He started as an irrigation laborer, then assistant and has worked his way up through the ranks to a manager position. He is proficient in serving all brands of irrigation systems, is active in his continuing education in his field, and holds multiple industry certifications.

Florida Offices

Yardnique is located throughout the southeastern United States and has a large partnership in the state of Florida with significant resources for landscape maintenance, lawncare, horticulture, pest control and turf health.

We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 1000 landscape professionals working in Florida.

ASI Landscapes
9702 Harney Road
Thonotosassa, FL 33592

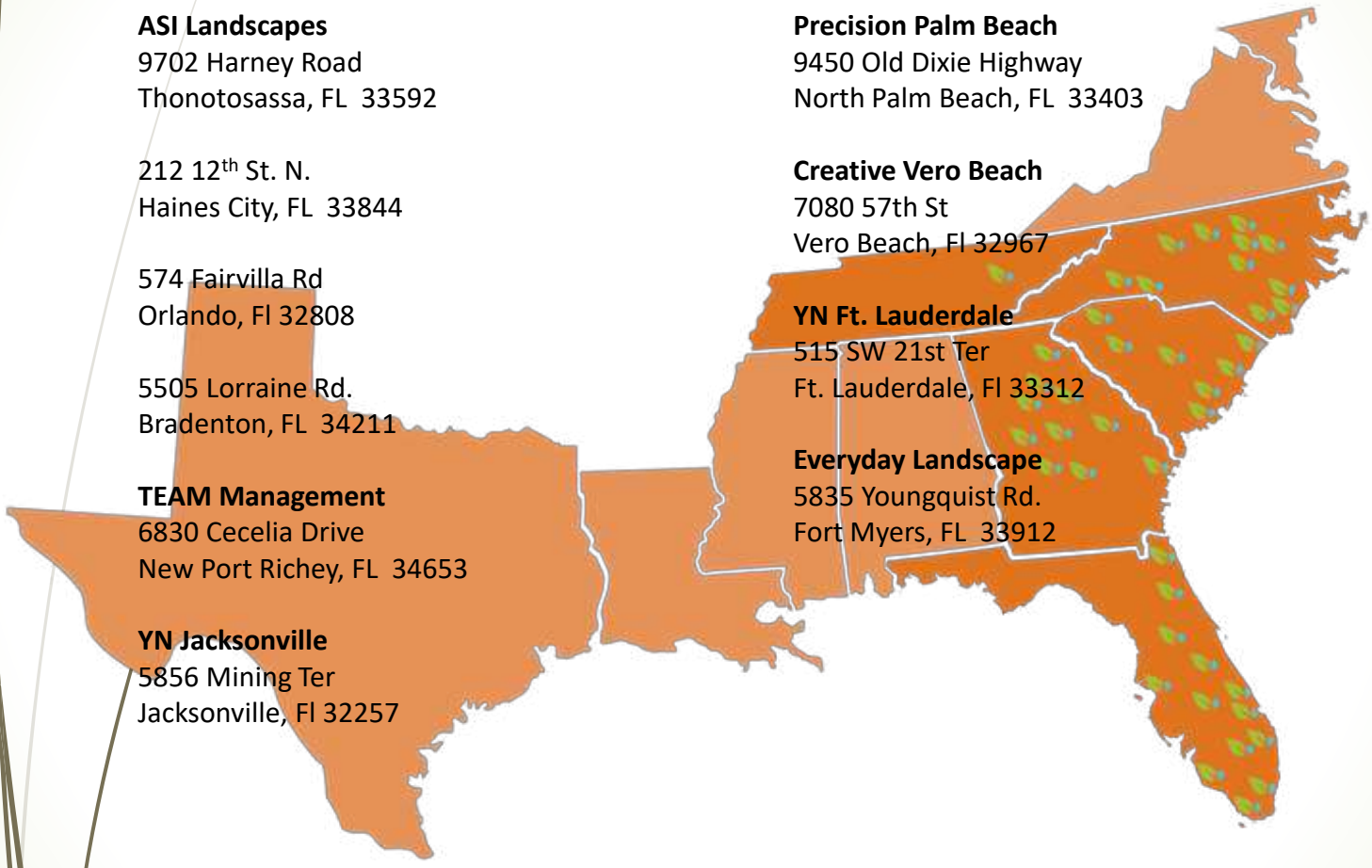
212 12th St. N.
Haines City, FL 33844

574 Fairvilla Rd
Orlando, Fl 32808

5505 Lorraine Rd.
Bradenton, FL 34211

TEAM Management
6830 Cecelia Drive
New Port Richey, FL 34653

YN Jacksonville
5856 Mining Ter
Jacksonville, Fl 32257



Precision Palm Beach
9450 Old Dixie Highway
North Palm Beach, FL 33403

Creative Vero Beach
7080 57th St
Vero Beach, Fl 32967

YN Ft. Lauderdale
515 SW 21st Ter
Ft. Lauderdale, Fl 33312

Everyday Landscape
5835 Youngquist Rd.
Fort Myers, FL 33912

asi landscapes
A Yardnique Company

Reference Contact CDD & Community List

Fishhawk Ranch CDD *(CDD)*

Service Dates: 2024 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds, trails.. (Value: $1.4M plus). Located in **Lithia, FL.**

Contact: Mr. Eric Dailey
District Manager
Halifax Solutions, Inc
(813) 575-1955
edailey@halifax-solutions.com

Medley at Mirada Community HOA *(Homeowners Association)*

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services.. (Value: $350K plus – 1/3 of buildout completed. $1.1M when completed). Located in San Antonio, FL.

Contact: John Mullins
LCAM
ICON Management
(813) 642-1121
jmullins@theiconteam.com

Angeline Community HOA *(Homeowners Association)*

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services (Value: $200K plus – 1/3 of buildout completed. $750k when completed). Located in Land-O-Lakes, FL.

Contact: Jessica Mesa
LCAM
ICON Management
(754) 364-6958
jmesa@theiconteam.com

LOST Del Webb Lakewood Ranch Contract offered to Yardnique Inc., not ASI directly, with short turnaround to establish new branch in the Sarasota area including site location and personnel recruitment. Difficulties in employee recruitment and experience for size of project with minimal timeframe at the start of summer season led to service decline and expectations.

Service Dates: 2024 – 25 Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services (Value: $1.7M). Located in Bradenton Fl..

Contact: Valerie Fasano
LCAM
Castle Group
(973) 652-3266
vfasano@castlegroup.com

asi landscapes
A Yardnique Company

Reference Contact Community List

Spring Lake CDD *(CDD)*

Service Dates: 2023 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds.(Value: $225K plus). Located in **Riverview, FL.**

Contact: Mr. Eric Dailey

District Manager
Halifax Solutions, Inc
(813) 575-1955
edailey@halifax-solutions.com

Water's Edge HOA/CDD *(Homeowners Association/CDD)* **Service Dates:** 2019 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide. (Value: $300K plus). Located in Port Richey, FL.

Contact: Mr. Rocco Iervasi
Community Association Manager
Management & Assoc.
(813) 433-2000
riervasi@mgmt-assoc.com

Hunter's Creek Community Association *(Community Association)* **Service Dates:** 2020 – Ongoing

Service Provided: Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: $1.4M plus) Located in Orlando, FL

Contact: Mrs. Michelle Ouimet
Community Association - General Manager
HCCA
(407) 240-6000
mouimet@hunterscreek.net

Epperson North CDD *(Community Development District)* **Service Dates:** 2025 – Ongoing

Service Provided: Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: $567K) Located in Wesley Chapel, FL

Contact: Heath Beckett

District Manager
Vesta Property Services
(321) 263-0132
hbeckett@vestapropertyservices.com

Garrett Marshall
Board Chairman
(407) 760-6156
garrettmarshall@eppersonnorthcdd.com

Reference Contact - Corporate & Portfolio List

Cortland Partners Tampa/Miami *(Multi-Family Housing Portfolio)* **Service Dates:** 2022 - Ongoing **Service Contact:** Mr. Jeff Hartert, Regional Operations Manager, Cortland Partners, jeff.hartert@cortland.com

Highmark Residential Tampa, Lakeland and Orlando *(Multi-Family Housing Portfolio)* **Service Dates:** 2013 - Ongoing
Contact: Mrs. Lori Odell , Assistant Regional Vice President, Highmark Residential, (813) 299-3055 orio@highmarkres.com

Benderson Development –various Florida Locations (Commercial & Retail Portfolio) Ongoing
Contact: Bryan Alderman, VP Benderson Florida, brianalderman@benderson.com.

Del Webb Communities (10+) – FL, GA, SC, NC (Maintenance Free Communities) **Service Dates:** Ongoing
Contacts: Provided per community / per location upon request.

KPMG Lake House – Hyatt Corp - Lake Nona, FL *(Corporate Campus)* **Service Dates:** 2020 – Ongoing
Contact: Mr. Tyson Warren, General Manager, Hyatt Corp. tyson.warren@hyatt.com

USTA National Campus - Lake Nona, FL *(National Headquarters)* **Service Dates:** 2025 – Ongoing
Contact: Kevin Karczewski, Operations Manager, Courts and Grounds
kevin.karczewski@usta.com

Prologis (Portfolio) – FL, GA, SC, NC (Commercial Industrial) **Service Dates:** Ongoing
Contacts: Provided per location upon request.

Licenses and Certifications

The following licenses/certifications/subcontractors currently held by ASI Landscapes Landscape Management's professional staff as well as professional associations and organizations of which we are an active member.

LANDSCAPE MANAGEMENT LICENSES



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF189065

ROBERT WHALEY

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 06/20/2025
Expiration Date: 06/01/2026



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

VAN TRUMP, MICHAEL H

IMAGE SPRINKLER SYSTEMS, INC.
4115 SE CENTERBOARD LANE
STUART FL 34997

LICENSE NUMBER: SCC131153293
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/10/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Licenses and Certifications

LANDSCAPE MANAGEMENT LICENSES



The International Society of Arboriculture

Hereby Announces That

Rick Giordano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Carilyn Pelliban
CEO & Executive Director

15 December 2012 — Issue Date
31 December 2027 — Expiration Date
FL-6493A — Certification Number

ANAB ACCREDITED

ISA

PROFESSIONAL ASSOCIATIONS

NALP – National Association of Landscape Professionals

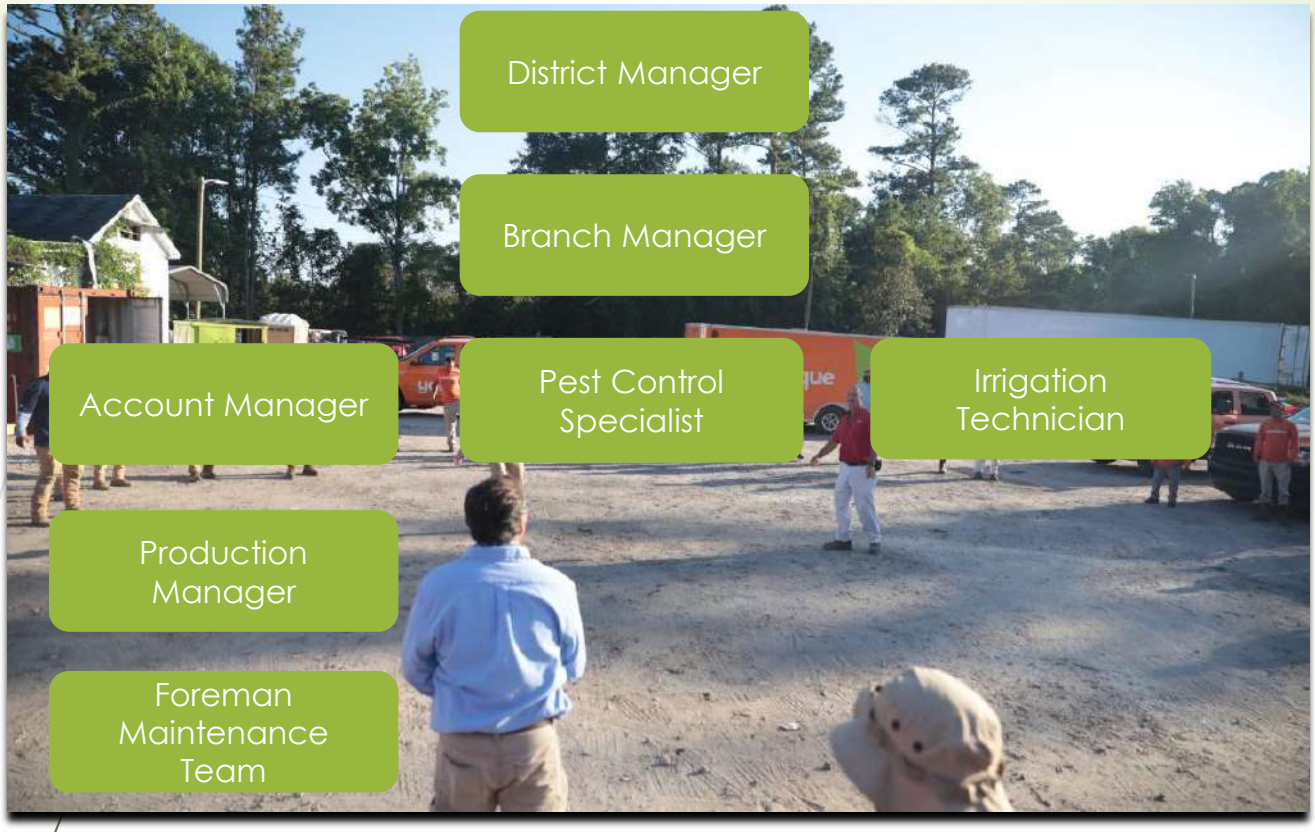
- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA – Bay Area Apartment Association
- FAA – Florida Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando

Equipment List

The following is a list of equipment owned by ASI that may be used in accordance with the proposed scope of services.

Type of Equipment	Quantity Available
Light duty trucks	55
Super Duty trucks	40
F-450 or larger trucks	12
Maintenance trailers (open and enclosed)	45
Heavy duty trailer	13
Tow behind turbine blower	6
Irrigation trucks	20
Spray trucks	12
Spray Cart	9
Additional utility carts	18
Ride-on spreader	11
4x4 tree lift	4
Stump grinder	3
Batwing mower	4
72” mower	12
60” riding mower	35
Walk behind mower	40
Ditch Witch trencher	6
Skid steers	6
Field Equipment	
Edgers	750 +/- pieces total
Line Trimmers	
Blowers	
Gas shears	
Back pack sprayers	

Operational Plan



GENERAL MAINTENANCE SERVICES

Growing Season - (April – mid-October) approximately **(4-5)** crew personnel per service visit, **(9-10 hrs)** per day, **(2 days)** per week, ***every*** week.

Non-Growing Season - (November – March) approximately **(4-5)** crew personnel per service visit, **(8-9 hrs)** per day, **(2 days)** per week, 2x per month.

**Please note the staffing disclaimer at the end of this section; however, teams may be added and days shortened based on community needs.*

Suggested Crew Staffing Breakdown

(1) Project Acct. Manager
(1) Crew Foreman (working with crew)
(4) Mow/Detail Crew personnel
(1) Agronomy/Horticulture Technicians – as needed – (Fertilization & Pest Control)
(1) Irrigation Technician – as needed – (Irrigation Inspections and Repairs via additional invoice)

Note:Crew Foreman are working, English speaking crew members.

Our philosophy of “less is more”. This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers for one day. We prefer this service approach as presented as it allows us to be on-site for more consecutive days. Our crews work Monday through Thursday (10 hr days), as needed with Fridays being utilized as a “catch up day” for any rainout occurrence during the week or for any requested additional work to be done.

Key Staffing Responsibilities

Employees

Maintenance crews will always consist of one crew leader among the crew members with all staff onsite and in uniform, with “our company logos” clearly indicated and in highway safety colors. All employees and subcontractors shall maintain a neat appearance and perform work in a professional manner, keeping noise to a minimum at all times possible. ASI Landscapes personnel will clearly identify themselves during any interaction with community residents. All crew are properly trained and certified to meet services provided.

All breaks in work will only be in areas specified by the property with all trash disposed of properly.

All services under the Contract shall be performed by ASI Landscapes employees or subcontractors registered with the property. Registration includes the following:

- Insurance Documentation
- Licensing Information
- Clean Background Screen
- Clean Drug Screen
- Clean E-Verification
- Contract Information

Agronomic - Hort Technician / Integrated Pest Management: This proactive approach to pest control is centered around proper plant selection and continuous monitoring of plant pest populations. Corrective pesticide applications will be made by only knowledgeable applicators under the direction of our Site Manager, and the numerous Certified Pest Control Applicators within our Branch office, and certified by the State of Florida, Department of Agriculture. This position provides and manages all turf and shrub fertilization applications as well. Applicators will maintain an application logbook and continually update MSDS and label references.

Irrigation Maintenance Technician: Knowledgeable and experienced irrigation technicians will regularly check and monitor the operation of all irrigation throughout your community per the provided SOW. Operations will include regular zone maintenance along with prompt notification of any necessary repairs or system failures.

Detail and Turf Maintenance Personnel: The staffing of experienced and reliable service personnel will provide the maintenance operations with the successful and timely completion of their specific tasks. ASI Landscapes is exceptional at crew awareness and appreciation for a job well-done. This helps ensure low turnover with our staff creating service consistency, pride of ownership and accountability. All resulting in an above average product!

Crew Foreman: The staffing of an experienced and knowledgeable crew supervisor will provide a well-managed and consistent service program. This working position will ensure continuous and effective crew services for all mowing and detail related tasks. As a direct connection between general crew members and the Project Managers, crew foreman will address all field related issues immediately and all crew issues when necessary. These personnel will lead the performance of their crew’s specific tasks/functions and help coordinate property operations in the absence of the project manager.

Subcontractors: Subcontractors providing services under ASI Landscapes will meet the same requirements and level of experience as ALL employees. Any third-party contractor or suppliers will be disclosed to the community and must be approved prior to commencing any work, including any new or substituted third party vendors. If the case of any emergency services that are required that involve any third parties, ASI Landscapes will obtain written approval from the Community Manager.

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Crew Assignment Zone Rotation

General Maintenance Crew

(Includes: Mowers, Trimmer, Edger, Blower)

- **Frequency**: Assigned only if multiple days are required to service (Zone 1, 2, 3, …)
- **Cycle**: Each zone is serviced weekly on rotating days. 1 day only for small properties
- **Tasks**: Routine turf mowing, edging, blowing, trimming of pond banks, paths, and curbs
- **Flow**: Crews move in a strict daily rotation based on # of days needed
- **Coverage**: All visible and functional landscape surfaces (turf, paths, ponds)

Detail Crew – Distinct Rotation Schedule

Key Difference: The Detail Crew rotates weekly through each zone, completing full-property detail over 4–5 weeks, rather than daily like the routine team.

- **Frequency**: Detail Crew services 1 zone per week
- **Cycle**: Each property zone is deep-cleaned once every 4–5 weeks
- **Tasks**:
  - Bed redefinition
  - Mulch fluffing/replenishment
  - Shrub shaping
  - Weed removal at fine detail level
  - Hardscape edging & plant health checks
- **Flow**: Follows same zone rotation pattern as routine team (Zone 1 → Zone 2 → etc.)
- **Coverage**: More precise and comprehensive work in beds, behind shrubs, around signage/fixtures
- **Purpose**: Elevates appearance beyond routine standards and ensures thorough visual polish

Summary of Key Differences:

Element	Routine Crew	Detail Crew
Frequency	Daily per zone	Weekly per zone
Cycle	1-week full property	4–5 weeks full property
Task Depth	Standard maintenance	High-detail cleaning and aesthetics
Rotation Style	Strict day-to-day	Follows zone flow, 1 per week

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Weekly Mowing & Detail Landscape Maintenance Plan
(Path of Motion Aligned to Attached Map)

Property Overview
Property: Sereno / Meadow Pointe IV Community
Service Frequency: Weekly

Primary Objective:
- Complete full community mowing, ponds, and trails **within one operational day** using two coordinated teams
- Alternate option allows **one crew over two service days**

Boundary Definition:
- All services performed within community limits shown on the attached map, including:
- All roadway corridors
- Common turf areas
- Gated and non-gated sections
- All ponds and trails encountered along mowing routes

PROPOSED OPERATING PLAN – OPTION A
Two Crews | One-Day Completion Model

Crew Structure (Each Team)
4–5 crew members per team
Equipment mix:
- Ride-on mowers
- Push/trim units
- Hand detail equipment
- Dedicated pond & trail attention as zones overlap

Proposed Maintenance Zones	Area Focus
Zone 1	Sereno Bridge & Emerald Blossom Blvd (outside gate)
Zones 2 & 3 (Combined)	Emerald Blossom bridge area + Sereno Clubhouse
Zone 4	Emerald Blossom Blvd NE → Pendola Rock Way
Trails & Ponds	Maintained concurrently with mowing routes

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

TEAM 1 – WEST & INTERIOR ROUTE
Starting Point:
📍 **Sereno Bridge & Sun City Center Blvd**
Primary Route & Responsibilities

- Proceed north along Emerald Blossom Court
- Service westward corridors including:
  - Cape Stone Ave
  - Gated community entrance
- Continue into the interior community

Dedicated Focus Areas

- Pond mowing & edging at:
  - Ivory Stone
  - Windmill Forge Pass
  - Mosaic Oar Drive
- Trail maintenance in coordination with pond work

Mid-Day Transition

- After completing western and interior ponds, Team 1 shifts east
- Provides support to Team 2 for:
  - Pond mowing
  - Trail edging
  - Overflow detail work

TEAM 2 – MAIN THOROUGHFARE ROUTE
Starting Point:
📍 **Sereno Clubhouse**
Primary Route & Responsibilities

- Work the main thoroughfare along Emerald Blossom Blvd
- Cover:
  - Clubhouse frontage
  - High-visibility roadway turf
  - Adjacent ponds and trail connections
- Progress northeast toward Pendola Rock Way

Operational Focus

- High-traffic presentation areas
- Continuous mowing rhythm along Emerald Blossom Blvd
- Coordination with Team 1 for shared pond and trail systems

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

CONVERGENCE & FINAL ZONE

📍 **Northside Trail Corridor**

Treasure Point

Little Garden Drive

- Both teams work toward each other, completing:
- Final trail passes
- Pond edges
- Detail touch-ups
- Blowing and cleanup

➡️ Result: **Entire property completed in one day**

POND & TRAIL MAINTENANCE STANDARDS

Ponds and trails maintained in conjunction with mowing routes

Monitoring frequency:

- Weekly during peak growth
- Monthly during slower growth periods

Includes:

- Weed control observation
- Overgrowth trimming
- Edge definition
- Safety visibility along trails

OPTION B – ALTERNATE SERVICE MODEL

Single Crew | Two-Day Completion

One 5–6 person crew

Day 1:

- Sereno Bridge, west corridors, gated entrance, interior ponds

Day 2:

- Clubhouse, Emerald Blossom Blvd, northside trails & final detail

Used during:

- Staffing adjustments
- Weather delays
- Enhanced detail periods

Crew Designations

Landscaping Maintenance Zone Designations and Flow Paths

Weekly Maintenance Scope

Turf Mowing

- Maintain seasonally appropriate mowing heights
- Consistent mowing direction to reduce wear
- Clean transitions between turf zones

Debris & Palm Maintenance

- Remove fallen branches, litter, and organic debris
- Dead palm frond removal as required
- Leave turf and mulch areas clean and uniform

Final Cleanup

- Blow off:
  - Sidewalks
  - Pool deck
  - Clubhouse entrance
- Remove clippings from all hard surfaces
- Final walkthrough prior to departure

Equipment Utilized

- Ride-on turf mowers
- Line trimmers
- Stick edgers
- Backpack blowers
- Hand pruners / pole saws (as needed)

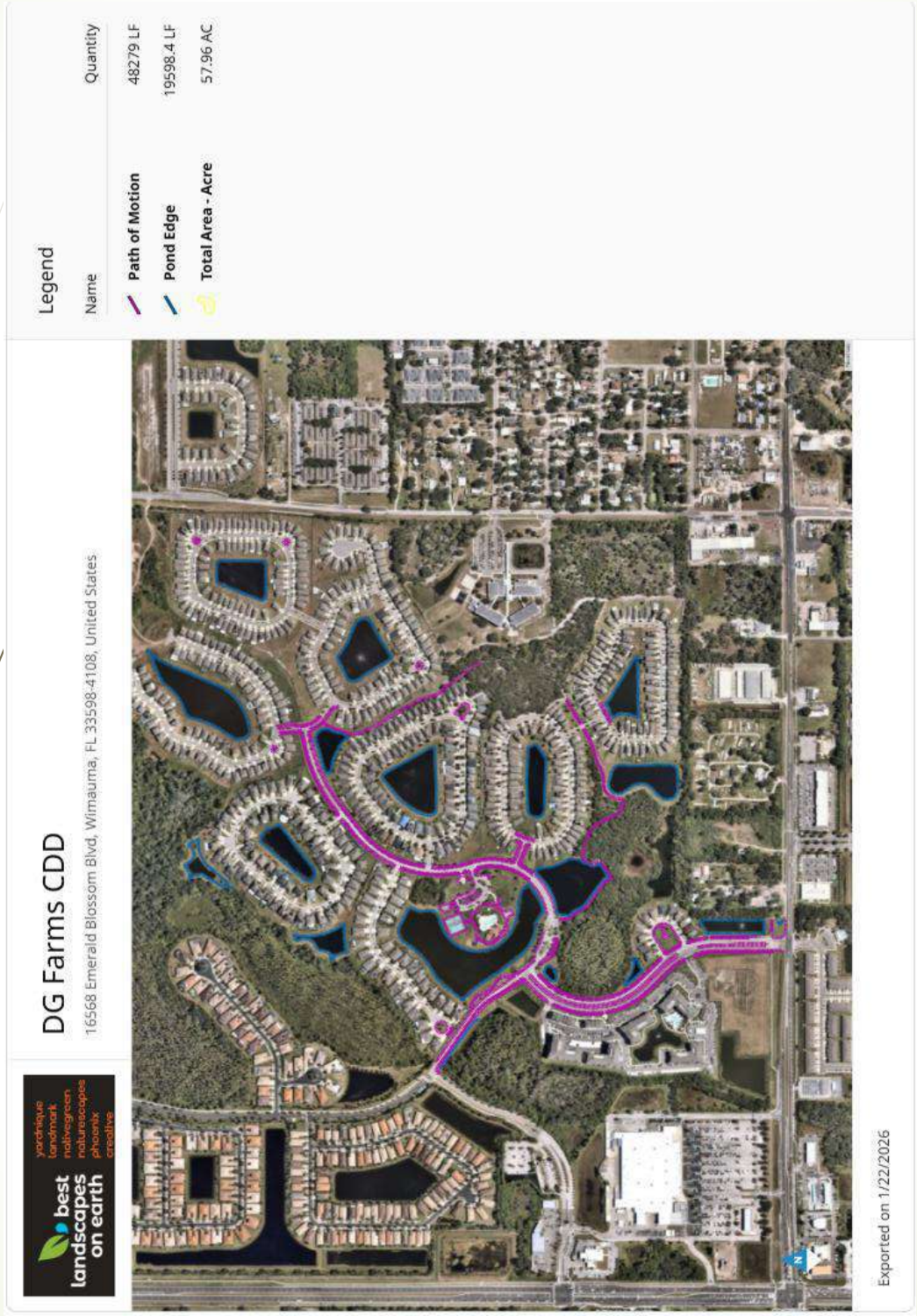
Quality Control & Safety

- Maintain safe operating distances near:
  - Pool areas
  - Pedestrian paths
  - Athletic fields
- Report irrigation issues, turf stress, or hazards immediately
- Equipment inspections before and after service

Service Objective

- Deliver consistent, professional weekly maintenance that:
  - Enhances curb appeal along the boulevard
  - Maintains safe, attractive pond edges
  - Keeps clubhouse, pool, and athletic fields event-ready
  - Provides residents with a clean, well-maintained community environment

Property Boundaries for Maintenance Services



asi landscapes
A Yardnique Company

Start-Up Operational Plan & Implementation Timeline

A preseason start for this project would be a perfect scenario. It will afford our Team the opportunity to determine and establish certain Agronomic conditions. Via soil samples if needed, Turf custom blend fertilization and weed control will be a priority initially. Our Team will be afforded to start at a perfect time of year to initiate our Agronomy program. After in-depth evaluation of all Bermuda and St. Augustine turf, prior to the arrival of the hot weather, a robust and aggressive turf weed control program will be provided. Areas in poor condition where turf renovation may be required will be documented and communicated. Those areas will be identified and proposed accordingly.

Proper preseason turf fertilization will promote better turf heath and a stronger turf quality as we enter the spring/summer transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, a healthier turf helps protect against potential decline and ware from heavy pedestrian traffic as a result of an aggressive spring turf weed control program

ASI Landscapes understands the importance of providing the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and our provided "Understanding Project Scope", through the implementation of our start-up operational plan, your property will receive these specific horticultural, agronomic, and "curb appeal" services and improvements within the following time periods:

- **Upon Notice of Award:** Once notice of award is given, just prior to project commencement, equipment and staffing considerations will be reviewed, finalized and implemented.

  A property service map with detailed color-coded sectional service plans and crew assignments will be adjusted as needed based on pre-start meetings and discussions with client representatives. Our partnership starts with client input, suggestions and approval of all operational plans to ensure the best possible communication and expectations. Final operational plans will be presented to the client prior to start-up. Each week, site crew will provide all mowing and detailing needs are as described and detailed in the proposed operational attachments and service maps.

  Within a week prior to start-date, our company recommends and requests a property landscape walkthrough evaluations with client representatives to help determine initial key maintenance issues, deficiencies or areas to address in order of priority. In addition, look at all routine property enhancement needs that may have been previously neglected and may need immediate attention in order of priority (mulch, annuals, palm/tree pruning, ornamental grasses, Roses, etc.)

- **30 Days:** Routine mowing and detail services commence on day 1 and will follow final and client-approved production plans and color-coded service maps. Any deviations will be communicated to the client prior to service start. Extreme micro-managing by Account/Production Manager, with assistance from branch, Division and corporate support, will be required for the first 30-days to ensure the proper servicing of all areas be their respective crews per the appropriate service maps.

Start-Up Operational Plan & Implementation Timeline

If adjustments are needed regarding, crew leadership, crew personnel, crew set-up, service areas per crew, path-of-motion plans, or any other service-related functions, those adjustments will be documented and presented to client representative for authorization to adjust. Once all services and crews are running smoothly and fully aware of the SOW and their service area of responsibility, Management can back off to a more normal and routine project management and begin addressing any initial enhancements or extra work items requested by client.

Finally, commencing upon start-up and completed **within the first 30-days** of the contract start, ASI Landscapes will facilitate an in-depth irrigation audit for all Controllers, Zones and water delivery components. A full report will be provided detailing all non-functional items, breaks, non-functioning heads, old/worn out heads, risers in need of lifting, and deficiencies of any kind with associated proposals to repair or replace all stated items. In addition, our company will separately recommend and propose any necessary system modifications due to inadequate coverage. These repairs and modifications ensuring adequate watering will need to be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water as provided by Our Team.

NOTE: All site and branch operations will make it a priority to work closely and effectively with our Irrigation department, as well as client, communicating regularly to coordinate all Agronomy and Enhancement services regarding property watering requirements.

- **60 Days:** With some project start-ups, often, routine enhancements may have been neglected previously. Once the maintenance crews are familiar with the property and operating efficiently, any non-contractual extra work items will be identified and proposed. These needs may be a priority and may include complete property mulching, a fresh rotation of annual bedding plants, palm/tree pruning and/or corrective detailing of shrub bed areas. The aforementioned in-depth property evaluation will have been completed and authorized prior to project start with any/all program adjustments or corrective actions specifically documented, and a plan put into action upon project approval. Critical initial enhancements will be addressed immediately and simultaneously with routine base maintenance with a project start and timeline for completion.

  Seasonal Color Features: (If applicable) During holiday seasons, through proper communication with client representatives, We will ensure a plan is in place to provide Poinsettias or similar holiday color features requested or recommended by the client. Select material will be preordered to ensure timely completion per client's direction.

Start-Up Operational Plan & Implementation Timeline

- **90 Days:** During this initial 3-month period, any start-up staffing, or production processes issues have been addressed with personnel adjustments being completed after this initial mobilization period. Base maintenance services should be through the initial trial period with production now dialed in and running smoothly. A meeting with client Rep will be held to debrief and discuss services, onsite Project Mgr., and personnel thus far. Adjustments will be discussed and put into action.

The continuation of "detail" enhancements such as shrub bed detailing and tree and palm pruning as needed will be a focus as needed. In addition to the aforementioned services, a focus will continue to be turf color and turf and shrub bed weed eradication through our Agronomic Techs. The spring / early summer season remains an effective time of year to continue to address these issues before the hot summer month arrives. After now having time to assess turf conditions, soil samples can be taken (if necessary and authorized via additional costs) with results applied to tailor an agronomic program specific to those results and actual site conditions.

- **6 Months:** Basic maintenance operations are running smoothly and in full gear as the end of summer season nears. The arrival of the fall season comes with the traditional burdens and difficulties, and our Team will be prepared in advance to address these inherent. Our Team's internal Talent Acquisition Team is exceptional at keeping our various service teams staffed with well qualified personnel for crew labor and Tech positions throughout the off-season. We will apply this effort on this project if the need arises in order to keep our service programs staffed with no noticeable service drop-off if/as personnel issues arise.

Arborcare Services:

ASI Landscapes recommends the Arborcare Program be discussed in addition to and outside of the proposed contracted items. We have worked with current clients to develop short and long-term ArborCare programs that includes a ArborCare crew adhering to color-coded, sectional service maps addressing tree lifting, building and streetlight clearing and natural area perimeter cut-backs, Palm pruning, etc.

Property Mapping and Crew Designation

Upon award, but prior to job start, and with client's input and participation, our Team will provide final and complete color-coded map depicting each service crew and their designated area of responsibility for their respective service type. This equates to also providing project specific "Path-of- Motion" mapping per crew, per day and per week. Once approved, these maps will be broken down to capture the path of motion on individual days of service. Together these maps will provide an accurate representation of their movement throughout the campus on each individual day of service.

Please see Crew Designations, Zone Descriptions and Path of Motion on the following pages. The map provided depicts the property boundaries and will be used to identify zones and schedule as described above if applicable.

**Zone designations and path of motion are subject to review and change.*

Landscape Maintenance Specifications

A. Mowing

During the growing season, we will ensure that turf is maintained at proper heights based on the turf type and per industry standards without scalping. Weekly mowing schedules are indicated below and will only vary due to weather, growth rates when grass is wet or under severe stress. All mowing patterns will ensure a neat and uniform lawn appearance exclusively completed by mulching mowers. During dormant season, mowing will be performed no less than once every 14 days and as needed to ensure the grass maintains a neat appearance.

All mow services, however, may be adjusted based on actual needs as a result of rainfall and other environmental conditions that may allow for less mows for a more horticulturally sound and appropriate service plan with all communicated and agreed upon by client rep. Other designated areas will be serviced per request at client's direction per the RFP SOW.

St. Augustine turfgrass will utilize a seasonally appropriate mowing height of approximately 3 ½ - 4 ½ inches. Bermuda turfgrass will utilize a seasonally appropriate mowing height of approximately 1 – 1 ½ inches. If applicable, Bahia turfgrass will utilize a mowing height of approximately 3 – 3 ½ inches. Field grass mow heights will be based on scheduled mow frequency.

ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF
All turf areas shall be mowed once every seven (7) days during the months of April 1st to October 31st.
All turf areas shall be mowed once every fourteen (14) days from November 1st to March 31st.

NON-IRRIGATED BAHIA TURF
April thru October Mow (weekly)
November thru April Mow (once a month)

ZOYSIA TURF
March thru November Mow (weekly)
December thru February Mow (bi-weekly)

BERMUDA TURF
Season Requirement – twice weekly or as the recreational activity requires.
Off –Season Mow – (bi-weekly)
*Approximately – 69 frequencies as the RFP SOW requires

*The above-mentioned schedules are intended to be the maximum # of mows and are used as representation needed to ensure all turfs are maintained and in healthy conditions. Excessive rains or other conditions may require additional services to completed.

B. Edging

Defined as the outlining and/or removing of turf by use of a mechanical edger. Chemical or string edging will not be allowed in any instance without prior approval from the property.

Our Team shall neatly edge and trim around all plant beds, walkways, streets, trees, and plantings by use of mechanical edger only. The shape and configurations of plant beds shall be maintained “as is” or as instructed by the property.

Edging (hard edging) of all driveways, sidewalks, curbs, pathways, and other paved areas will be completed no less than once every seven (7) days during the months of April 1st to October 30th and no less than once every fourteen (14) days from November 1st to March 31st. Edging/Line trimming/Blowing will be done and completed at the same time as the scheduled mowing service. When hard edging; the edger blade must be held in a complete vertical position. Beveled edging is not acceptable. Our Team will be responsible for any repairs due to improper edging. Turf requiring line trimming shall be trimmed at the same height and at same time as the turf is being mowed.

The edging of all planting beds (soft edging) will be performed every mowing. Our Team shall implement “ghost edging” to all beds where needed. This will help define a bed line, prevent it from getting bigger, and allow grass runners to bring the grass line to the bed line. All bed lines must have a crisp and well-defined bed edge with no grass runners. Care shall be taken not to injure tree trunks or plant material during edging operations.

All valve boxes and grounds vaults shall be trimmed and or edged during each mowing operation. the property shall not be responsible for cost of locating these items.

C. Detailing Planted Areas

This service is defined as trimming, weeding (by manual or chemical means), pruning, and shaping of all shrubbery, ornamentals, and groundcover, removal of tree suckers as well as defining bed lines, tree saucers, and removal of unwanted vegetation. Weeding includes weed removal from all beds (including cut turf runners), walkways, decks, curbs, and concrete joints. This service does not include residents who are on the “no trim” list. Chemical controls may only be used if adjacent desirable plants are protected from injury.

Contractor shall maintain a valid Florida Pesticide Applicator’s License and use pesticides in strict accordance with Federal, State & County directives on environmental control. Chemicals, requiring EPA approval must have EPA registration and labels made available to the property per request. American National Standards Institute (ANSI) regulations are to be observed.

- Pruning services at Common Areas shall be performed at minimum one (1) time every (4-5) weeks year around.
- All shrubs, groundcovers and vines shall be pruned with hand or power shears providing appropriate shape, fullness, and flowering. Flowering shrubs, in their flowering cycle, shall not be pruned until blooming is complete, except in the case of ingress/egress/aesthetic or line of sight issues or as directed by the property. Shrubs, groundcovers, and vines shall be trimmed on a schedule providing a neat and attractive appearance. All signs, sightlines and site lighting shall be kept clear of vegetation at all times. Renewal pruning shall be performed annually, between February 1st and March 30st. Removal of up to one half (1/2) of the shrub may be required. Our Team will remove all pruning litter.
- Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet will be maintained by mechanical means to prevent the encroachment of the natural areas into the finished landscape. Where wood line cutbacks take place, the area will be maintained at no additional cost as a condition of this agreement.
- Weeding services shall be performed at minimum of every other week, year-round. At no time are weed groupings allowed in excess of one square foot of ground cover in one location or for an isolated weed to exceed 2” in height. Weeds (material that is not of the same species within same group) inside or near plant root balls must be pulled or treated with granular or liquid herbicide that is not harmful to the “wanted” species. Weeds in beds or mulched areas shall be removed by manual or chemical methods.
- Beds and mulched areas are to be maintained essentially weed free. “Essentially weed free” means that the only acceptable amount and size of weeds permitted would be those that could germinate and grow within a two-week time frame.

D. Trees

Our Team will schedule annual pruning of oak trees/crape myrtles/maples and all other woody trees during mid to late winter, or January through March.

Trees in pedestrian walkway areas and common areas will have a clearance maintained at fifteen (15') feet in height throughout the year unless detrimental to the health of the tree. Trees along golf cart paths, roadways, entrances, and driveways will have a minimum clearance maintained at fifteen (15') feet in height unless tree health mandates otherwise and agreed upon between ASI Landscapes and the property. To maintain this required height for safety reasons, this will be part of our Team's routine pruning cycle. Our Team will make cuts slightly outside the branch collar, when removing oak tree limbs.

Ornamental Palm trees, 12' feet or less in height will be trimmed on our Team's routine pruning schedule based on University of Florida's recommendations of 100% browning and never beyond a 3 to 9 o'clock cut pattern. All palm boots that are loose and remain on the tree shall be removed during the routine pruning/detail schedule. Fronds removed before such time throughout the common/club areas will be only at the request of the property, with the property taking ownership for the health and any long-term horticultural decline that may occur. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, unpruned fronds, especially the crown, shaft & bud areas.

Sucker growth and water sprouts shall be removed from all hardwood and ornamental trees that meet the aforementioned height specifications during our Team's routine pruning/detail schedule according to "trimming" specifications. Sucker growth is defined as the shoots that sprout out around the base and clear trunk area of a tree or crepe myrtle trunk.

Crepe Myrtles will be pruned one (1) time per year between the months of January and March UNLESS otherwise specified by the property. Most crepe myrtles will be allowed to grow into trees. Crepe myrtle pruning specifications:

- Meet the aforementioned height specifications
- Remove suckers from the bottom of the plant.
- Remove crossed, damaged, or diseased branches. For crossed branches, remove the weaker of the two limbs that are crossing or rubbing.
- Prune the tips of the branches to remove old flowers. If old blooms are removed, a second blooming may occur.
- Remove old flower buds, which will encourage new growth activity.
- Remove small twiggy growth and remove Spanish/Ball moss to allow air to better circulate in the canopy.
- The tree shall be maintained in its natural vase-shaped habit.

Spanish/Ball Moss shall be removed from all trees, including hardwoods, up to a height of fifteen (15') feet during the pruning cycle. Any Spanish/Ball Moss found in/on bedding plants, hedge rows, shrubbery, etc.,will also be removed during the weeding cycles.

E. Blowing

Blowing of mowed and edged yards (if applicable) shall be conducted twice daily; once before taking lunch breaks and once at the end of the day before leaving. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements shall be kept clean of unwanted debris generated by our Team by the use of forced air machinery.

All parking, entrances, and all hard surfaces shall be kept clean of unwanted debris by forced air machinery. All community entrances and hard amenity areas shall be kept clean of unwanted debris by forced air machinery. Each residential driveway and sidewalk leading to the front door & entrance to screen room shall be maintained free of unwanted debris by forced air machinery blown away from all doors and patio areas, keeping debris (grass clippings) off residential homes & garage doors. Any blowing of clippings or other landscape debris shall not be blowing from the rain gutters into the storm drain.

F. Monitoring

All turf, shrubs, ornamentals, and groundcovers are to be monitored for pest, disease and nutrient problems with positive findings being reported, in writing to the property. If the problem is a covered item under the provisions of the Contract, immediate steps will be taken to rectify the problem. If our Team fails to notify the property and/or identify and treat issues, ASI Landscapes is responsible for replacing affected plant material.

All entrances/exits to the community, parks, pavilions, mailbox kiosks and all amenity complexes are to be visited by the Contractor once weekly to inspect for and remove any debris or landscape trash.

G. Trash Removal

Our Team will police the entire site prior to mowing to remove litter. Our Team will remove all debris and/or litter from areas maintained under the Contract during every visit.

H. Debris Removal

Our Team is responsible for removal of any maintenance-related debris from the property before scheduled lunchbreaks and no later than leaving the area where the debris was generated. Accumulated road silt within gutter systems shall also be removed on a monthly basis.

I. Dead Wood/Matter

Dead or otherwise hazardous (broken) tree branches shall be removed promptly if they are within fifteen (15') feet from a hard surface (roadway, sidewalk, cart path). Other dead or otherwise hazardous tree branches or dead trees (palm or hardwood) outside the Contract specifications shall be brought to the attention of the property for pre-approval by submitting a proposal and subsequent immediate removal.

All extraneous leaves, weeds, trash, limbs, and debris shall be removed from the property during each routine pruning/detail schedule.

J. Neglect and Vandalism

If applicable, any and all damage to homeowners' property, including but not limited to wiring, screening, downspouts, and A/C units is to be reported to the homeowners and the property prior to the end of business on the day the damage took place. The Contractor shall make this repair within seven (7) calendar days or the property shall hire an independent vendor who is licensed, insured and approved by the property. The amount of this repair through a third party vendor shall be deducted from ASI Landscapes invoice.

Turf, shrubs, trees, or plants damaged or killed due to ASI Landscapes operations, negligence or chemicals shall be replaced immediately at no cost to the property. If plant damage or death is caused by conditions beyond the ASI Landscapes's control, replacement shall be at the property's expense.

Sprinklers or structures damaged due to ASI Landscapes's operations shall be replaced by our Team immediately at our expense within 24 hours. Damage caused by others shall be promptly reported to the property.

All water damage resulting from our Team's negligence shall be corrected at our expense.

Damage to or theft of landscaping and irrigation components outside ASI Landscapes's responsibility shall be corrected by our Team at the property's expense, upon obtaining authorization to proceed.

K. Quality

Landscaping materials installed must meet or exceed state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees) Plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of pests. the property reserves the right to reject any plant material(s) deemed not to meet expectations.

Fertilization and Pest Control Specifications

1. ASI Landscapes under F.S. 482.2267 shall provide appropriate notification to persons registered with the state registry before making a pesticide application to the property of a state registered person. A licensee or limited certificate holder must notify said person at least 24 hours before applying the pesticide. Notification may be made by telephone, by mail, in person, or by hand delivery. Notification shall include the location to which the pesticide is to be applied and must also include information on the type of pesticide to be used.
2. Application reports providing location of application date, type of chemical applied, application rates, name of technician and company shall be submitted to the property.
3. Copies of product labels and Material Safety Data Sheets must be provided to the property.
4. All materials will be used for intended purpose as approved by regulatory standards.
5. All materials shall be applied per the label's specifications and guidelines.
6. Lawn and pesticide signs shall be posted at the location the day before the application of chemicals for safety and compliance, then removed within 5 days following application.
7. CAM and representatives of the property reserve the right to be present when chemicals are being mixed and applied.
8. Specifications are performance based and control of all pests, to the complete satisfaction of the property, is the responsibility of ASI Landscapes.

A. Turf Care Specifications

ASI Landscapes shall follow UF/IFAS Extension to provide fertilization & insect, disease & broadleaf (primarily but not exclusively) weed control to all areas of St. Augustine turf. ASI Landscapes shall submit yearly schedules for fertilizer and pest control to be posted on the community website.

All fertilizers utilized must contain a nutrient package specifically blended for the property's unique landscapes and will have a minimum of 50% slow-release nitrogen source to ensure extended performance. A complete minor element package shall be included with each application to ensure that all the requirements of a Florida landscape are provided. The method of application will be dependent upon the landscape layout.

Fertilizers shall not be applied near water, storm drains or drainage ditches. Do not apply if heavy rain is expected.

ASI Landscapes shall provide a copy of all fertilizer and pesticide labels to the property upon request.

ASI Landscapes shall employ methodology consistent with “Florida Green Industries Best Management Practices.”

Counties with an adopted fertilizer ordinance shall prevail during the months of June – September and serve as a guide to nutrient selection and timing.

NOTE: Bahia areas and excessive weed areas will be excluded from any fertilization and agronomy programs unless otherwise negotiated. Pond banks are excluded from fertilization and agronomy programs for environmental considerations.

Optional Organic Agro Program

At the discretion of the community, ASI Landscapes will implement the following Organic Agro Program:

- Early Spring Apply 5-3-0 Organic at 5 lbs. per 1000 sqft
- Late Spring Apply 12-4-6 Sentry and Micronutrients at 4 lbs. per 1000 sqft
- Summer 5-2-4 Sustane at 10 lbs. per 1000 sqft
- 12-4-8 Sentry at 5 lbs. per 1000 sqft
- Late fall 10-10-16 Sentry at 5 lbs. per 1000 sqft

Other products to consider:

- Zeitgeist – beneficial fungi
- BioKelp Humic – seaweed extract and humic

A. Turf Care Specifications (General Standards): *excludes Bahia*

**Clients RFP supersedes the below standard recommendations when applicable*

Treatment- Application Dates - Type - Description (unit of measure) – Material

1- February - Granular- Fertilization 24-0-10 75% slow release + Premergent
2 -April - Granular- Fertilization with Chinch bug - 21-0-10 75% slow release+ Insecticide
3 -June - Liquid -Liquid Fertilization with Chinch bug control - High MN (fl Oz) + Insecticide (as needed)
4 -September - Granular- Fertilization 10-0-20 50% slow release + Micros
5 -October - Liquid Chinch bug Service - Arena 50 WP (as needed)
6 -November - Granular - Fertilization - 24-0-11 50% slow release + Micros
*All granular applications are applied at 1lb.N/1000 square feet.

IPM and Misc Applications

As needed - Liquid Winter weed control of broadleaf's Amine 400
As needed - Liquid with Amine 400 or for sedge control Certainty
As needed - Liquid Summer Weed control of broadleaf weeds Mansion/MSM (oz)
As needed - Liquid Broadleaf weed control all seasons Celsius & Octane

*All newly turned over lawns will be immediately fertilized with 24-0-11 50% slow release + micros at 1lb.N/1000 square feet.

Enhanced BERMUDA CARE PROGRAM (Optional)

- Core Aerification/Verticutting: should be performed a minimum of one (1) time annually in the Spring utilizing equipment specifically designed for each purpose. Tine aerification and/or disk verti-cutting will ensure turf vigor and minimize thatch accumulation. Dragging plugs/clipping will breakdown debris and help re-fill holes and cut marks while leaving most debris back into the environment.
- Topdressing: Topdressing with certified sand specifically designed for this application will more quickly fill holes left by aerification allowing for quicker root growth.
- Rye Over-seeding: Bermuda turf can be over-seeded in the Fall season (mid-October) utilizing “Double Eagle” premium blend perennial ryegrass seed at an application rate of (8–10) lbs per 1000 sf.

B. Turf Weed Control

The control of broadleaf weeds shall be included in the Contractor's program. Herbicides should be applied only when temperatures are below 90 degrees and wind drift is at a minimum to avoid turf damage.

The lawn herbicide treatments will consist of a minimum of one mandatory blanket application and quarterly IPM visits by a qualified technician or as specified in the Contract. Premium product will be used to prevent surge growth, but still allow for an attractive, healthy, vigorous lawn.

- Due to the unavailability or restricted use of effective control products, the prevention or control of crabgrass, Bermuda grass, and sedges are not part of this proposal. At the expense of the property, specific areas of crabgrass, Bermuda & sedges may be replaced by ASI Landscapes, if approved by the property.
- Weed control in St. Augustine turf is to be maintained at no more than 10% area infested in any given parcel.

C. Turf Insect Control

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed, following the monthly inspections as noted on the map. Curative spot control is also expected where and when it exists.

D. Turf Care Specifications

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed. Curative spot control is also expected where and when it exists.

E. IPM Defined

At ASI Landscapes, we are proud to align our landscape management strategies with the science-based principles set forth by the University of Florida IFAS Integrated Pest Management (IPM) program. We believe that responsible stewardship of the environment begins with informed action.

By following UF/IFAS IPM guidelines, we:

- Prioritize prevention and monitoring to reduce the need for reactive chemical treatments
- Emphasize environmentally responsible pest control through cultural, mechanical, biological, and — when necessary — targeted chemical methods.
- Train our teams regularly on UF/IFAS best practices to ensure that our approach is safe, sustainable, and effective
- Support healthy ecosystems and pollinator-friendly landscapes across the properties we serve.

This commitment reflects our core mission: to deliver high-quality, sustainable landscape solutions that protect both the beauty of our communities and the health of the environment.

Key IPM Processes Used in Landscaping:

- **Monitoring & Scouting**
  - **What it is**: Regular inspection of landscapes to detect pests early, identify beneficial insects, and assess overall plant health.
  - **Why it matters**: Early detection allows for targeted and minimal intervention, reducing the need for broad-spectrum pesticides.
  - **Example**: Weekly walk-throughs to check for signs of chinch bugs in St. Augustine grass or aphids on ornamentals.
- **Correct Pest Identification**
  - **What it is**: Identifying pests accurately before deciding on a treatment method.
  - **Why it matters**: Misidentification can lead to ineffective treatments and unnecessary chemical use.
  - **Example**: Differentiating between lawn damage caused by grubs vs. fungal disease.
- **Cultural Controls**
  - **What it is**: Landscape practices that discourage pest problems by promoting healthy plants and soil.
  - **Methods include** - Proper mowing height, Irrigation management (avoiding overwatering) Fertilization according to soil tests;
  - **Example**: Using mulch to suppress weeds and retain soil moisture while preventing fungal disease from splashing onto plant leaves.
- **Mechanical & Physical Controls**
  - **What it is**: Use of tools or barriers to prevent or remove pests.
  - **Examples**: Hand-pulling weeds, Installing root barriers to deter invasive plants, Pruning infected limbs to stop disease spread.

E. IPM Defined

- **Biological Controls**
  - **What it is**: Encouraging or introducing natural predators or beneficial organisms.
  - **Examples**: Releasing lady beetles to control aphids, Preserving parasitic wasps that target whiteflies
  - **Note**: Avoiding insecticides that harm beneficials is key.
- **Chemical Controls (Last Resort)**
  - **What it is**: Targeted use of pesticides when other methods are not effective or feasible.
  - UF/IFAS recommends: Using selective, low-impact products, Spot-treating rather than blanket applications, Rotating chemical classes to prevent resistance
  - **Example**: Applying a targeted insect growth regulator (IGR) for whitefly control only after population thresholds are met.
- **Threshold-Based Decision Making**
  - **What it is**: Only taking action when pest populations exceed a level where damage becomes economically or aesthetically unacceptable.
  - **Example**: Tolerating minor chinch bug presence until they reach levels that threaten turf health.
- **Documentation & Evaluation**
  - **What it is**: Keeping records of pest observations, treatments, and outcomes to refine future actions.
  - **Why it matters**: Builds a data-driven strategy over time.
  - **Example**: Logging each treatment site visit and outcome in a landscape management software.

Summary: These processes help ASI Landscapes deliver services that are:

- Proactive, not reactive
- Environmentally responsible
- Tailored to each property's unique needs

F. Turf Warranty

All turf under the care of ASI Landscapes that dies due to damage from biotic agents such as pests or from abiotic factors such as fuel spills, weed control or fertilizer burn, will be replaced by the ASI Landscapes at no expense to the property.

All turf damaged from acts outside of ASI Landscapes discretion or "Acts of God" shall not be the responsibility of ASI Landscapes. These include but are not limited to heat restrictions, excessive rainfall, and severe weather.

G. Small Tree/Shrub Care (<10') Program

- Fertilization: Tree and shrub fertilization shall be performance based, minimum quarterly applications of 8N-2P2O5-12K2O +4Mg or other similar recommended fertilizer blend with all necessary minor elements. The blend should be 100% slow release or an equivalent.
- Trees less than six (6) inches trunk diameter will be included in standard fertilizer program; trees over this diameter will be fertilized with the lawn application.
- Counties with an adopted fertilizer ordinance shall prevail and serve as a guide for nutrient selection and timing.
- Integrated Pest Management: Pesticides will be used on an as-needed basis and in general areas having the problem. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either health or aesthetics. In areas where problems persist, a preventative approach should be implemented.
- ASI Landscapes personnel should be diligent in scouting for damaging pests. Horticultural pest control and or appropriate recommendations will be provided to minimize injury to ornamental plants, achieved by monitoring the property during services.
- Ant Control: All ant mounds shall be treated during routine maintenance activities or within 48 hours of being reported. Community parks and other common property shall be considered an emergency and shall be treated within 24 hours of being reported. Ant control does not include a blanket treatment of the property.

Treatment - Application Dates - Type - Description (unit of measure) - Material
1 - March - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release Micros*
2 - April-June - Liquid - Ornamental Bed weed control Pre M AquaCap/Sure Guard
3 - October/November -Liquid -Pre-emergence bed weed control - Pre M AquaCap/Sure Guard
4 - Oct 15/Nov - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release + Micros*
IPM and Misc Applications
As needed - Liquid Insect and Scale Control - Crosscheck Plus
As needed - Liquid Spider mite control - Avid/Forbid
As needed - Liquid General Disease Control - T Storm (lb)
February/July- Liquid Plant growth reduction – TrimTect
As needed - Liquid Broad leaf weed control in beds – Round-Up Pro

Note: Additional necessary fertilizations or soil amendments for turf, shrubs and trees to address deficiencies due to environmental conditions, poor soil conditions, etc., fall outside of this contractual program but can be provided via separate written authorization and invoice as needed as needs are discovered and identified.

Plant Material Program

All plant, shrub or tree material shall be inspected and approved by the property before being planted. If a plant, shrub, or tree dies from insect or disease damage while under this tree/ shrub/palm care program within one (1) year, it will be replaced, at no cost to the property, with one of equal value and that is reasonably available and approved by the property.

Palm Tree Program

- **Fertilization**

Palm tree fertilization shall be quarterly and is performance based, not treatment based. Yarrdnique shall use the complete fertilizer blend with all necessary minor elements listed below. The blend should be 100% slow-release N.

The 8N-2P2O5-12K2O +4Mg with micronutrients fertilizer blend (100% Slow Release) shall be applied at a rate providing 1.5 lbs of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. The suggested rate shall be used to determine the actual amount applied to each tree, which shall be applied to a narrow circumference of the base of the tree.

*High value palms substitute for 13-0-13 with 8-2-12 Southern Palm special

Therapeutic applications of minor elements are to be included to ornamental palms indicating need.

Counties with a Fertilizer Ordinance shall prevail and serve as a guide.

Palm Integrated Pest Management:

Pesticides will only be used on an as-needed basis and only in areas having the problem except for bud drenching as mentioned below. A curative approach shall be implemented for insect and disease management when damaging thresholds have been identified as negatively impacting either health or aesthetics.

- **Preventative vs. Therapeutic**

For optimal palm health, preventative maintenance is far superior to therapeutic maintenance, as it proactively safeguards against diseases and insect infestations. Regular inspections, appropriate fertilization, proper watering, and timely pruning can fortify palms, making them less susceptible to issues. Preventative measures address potential problems before they arise, ensuring robust growth and longevity.

In contrast, therapeutic maintenance often involves addressing symptoms and root causes after significant damage has occurred, leading to delayed recovery and increased maintenance costs. By prioritizing preventative care, you can maintain healthier, more resilient palms and reduce the need for extensive treatments later on.

Irrigation Maintenance Specifications

FREQUENCY: ASI Landscapes shall perform a complete irrigation maintenance inspection as indicated in the contract. The irrigation inspection shall include the following: adjusting rotor or spray heads, confirming that rain sensors are active and functioning properly, confirming that all zones are operating, confirming that all types of irrigation heads are clear and free of any debris, confirming that all irrigation valve box lids are in place and visible and inside the valve boxes the valves are clear of any soil or grass debris and confirming all valve boxes have no damage.

If the system uses reclaimed water provided by county utilities, ASI Landscapes will maintain communication with the County on behalf of the property. This communication is intrinsic to the operation of the system and this, coupled with the inspection reports, will substantiate the status of the supply, pressure, and any potential restrictions.

Our Team is responsible for adjustments to watering schedules as needed for weather, new sod, plants, trees or other improvements. When necessary, our Team will provide backup reports, run times and run dates to the property.

Our Team will respond to generated work orders within 24 business hours. Work orders must be completed to the satisfaction of the property or resident, or the repair or replacement scheduled within 72 business hours. This schedule may change during the dry season.

All emergency irrigation repairs must be controlled within two (2) hours of notification. An emergency is deemed to be a stuck valve, broken mainline, or heads spraying into soffits, fasciae or into the interior of a unit.

Major irrigation repairs require pre-approval and will be completed on a separate work order upon approval by the property. Major repairs include but are not limited to, main lines 2'' and larger, satellite controllers/ESP Controllers/Common Boards/Zone Boards, pumps, backflows, and rain sensors.

ASI Landscapes will be responsible for any damage to the turf or plants due to either under watering or over watering by the irrigation system. Our Team will be responsible for adjusting irrigation run times, gallons per minute and or water coverage due to seasonal changes as needed. ASI Landscapes will not be held responsible for failure of main irrigation water supply, water pressure or water restrictions imposed by a statutory or similar authority.

Our Team shall document each inspection in writing and provide to the property within 72 hours of completion.

Special Services

Floral Detail - Through our many years of floricultural experience with our property portfolio, ASI Landscapes will provide unparalleled experience in managing your floral displays. We will provide the assurance of consistently colorful displays through the proper plant selection and continuous detailing and “dead heading” of the floral displays throughout the property

Annual plants (client optional) are to be replaced four (4) times per year as directed and approved by the property. No period between installations shall exceed three and one half (3.5) months. Price per plant installed is to be noted.

- Annual flowers are a separate line item.
- Major renovation of annual beds shall be performed twice per year, at the beginning of each Contract year. The annual flower beds should be eight inches high at their highest point and angled for the best appearance. A potting mix specifically blended for annuals will be used. The potting mix will be “topped off” as needed during change outs, as part of this agreement. Four inch-potted annuals will be planted on eight-to-ten-inch centers, depending on the variety. Any annual(s) that declines in health or dies, will be replaced at no cost to the property with like variety, maintaining the annual display in its best display appearance. Contractor will be responsible to purchase, install, and dispose of all debris.

INSTALLATION SPECIFICATIONS:

1. All plants are to be installed utilizing a triangular spacing of 8-10” between plants.
2. All beds will be cleaned and hand/machine cultivated prior to installation of new plants.
3. Granular time released fertilizer; pre-emergent and a granular systemic fungicide will be added to the bedding soil at the time of installation.
4. Follow-up applications of fertilizer, fungicide, and insecticide will be provided as needed or as requested by the property.
5. All landscaping materials installed must meet or exceed all state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees). All plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of disease and insect pests.
6. Included in the unit pricing is the addition of planting soil and amendments a minimum of one time per year.

WARRANTY: Plant material installed by Contractor shall be warranted for one full calendar year. Plant material under Contractor’s warranty which dies due to unaddressed issues, insect damage, or diseases referenced in this RFP shall be replaced under the stated warranty within (15) fifteen business days.

Special Services

Mulching - The purpose of this policy is to outline the standards and practices for the use of mulch in landscaping projects to ensure optimal plant health, soil conservation, and aesthetic appeal while promoting environmental sustainability.

Mulch application should be performed during the months of January through March, and August through October.

Types of Mulch:

Preferred Mulches:

Organic mulches: Pine bark, cypress mulch, hardwood mulch, straw, leaves, and compost.

Recycled or repurposed materials: Melaleuca mulch, recycled wood chips.

Nonrecommended Mulches:

Non-biodegradable mulches: Rubber, plastic, dyed wood chips that may contain chemicals harmful to plants.

1. **Mulch Application**:

   Depth: Apply mulch at a depth of 1-2 inches for optimal moisture retention and weed suppression. Do not exceed 3 inches to avoid smothering plant roots.

   Placement: Keep mulch away from the base of trees, shrubs and structures (leave a 2-3 inch gap) to prevent rot and pest infestation.

   Replenishment: Replenish mulch annually or as needed to maintain the desired depth and appearance.

2. **Site Preparation**:

   Weed Control: Remove weeds and grass from the mulching area before application. Consider using landscape fabric under mulch for additional weed control.

   Soil Preparation: Ensure proper soil preparation, including aeration and amendment, before applying mulch to support plant health.

   Trenching – Bedline edges shall be trenched and beveled at a depth of 3” along hard surfaces or annual beds, 1” is required along turf bedlines.

3. **Environmental Considerations**:

   Sourcing: Source mulch from sustainable and local suppliers whenever possible to reduce environmental impact.

   Conservation: Use mulch to conserve soil moisture, reduce erosion, and improve soil health.

   Recycling: Encourage the use of recycled organic materials as mulch to promote environmental sustainability.

4. **Quality Control**:

   Inspection: Regularly inspect mulched areas for signs of excessive moisture, pests, or disease and take corrective actions as needed.

5. **Customer Education**:

   Information: Educate customers about the benefits of mulch, proper maintenance, and the importance of sustainable practices.

   Recommendations: Provide recommendations for mulch types and application based on specific landscape needs and conditions.

6. **Records**:

   Records: Maintain records of mulch types, sources, and application dates for all projects.

Special Services

Storm Preparedness - In the event of a forecasted weather event, such as but not limited to hurricanes and tropical storms, the property may deem it necessary to suspend all operation of irrigation equipment, pump stations, and to secure controllers to avoid power surges and any catastrophic events such as an uprooted tree that breaks a mainline.

1. Storm remediation shall begin immediately following the storm's passage, once it's safe for crews to assess and address the damage.
2. Depending on the severity of the storm, remediation efforts might commence within 24 to 48 hours to prevent further damage or hazards.
3. Storm remediation may be delayed until after local authorities have conducted safety inspections and given clearance for cleanup activities to begin.
4. If the storm has caused widespread damage, an emergency meeting will be called with 48 hours to coordinate extended plan and mobilization efforts
5. Insurance assessments or obtaining permits may delay storm remediation efforts in certain cases.

Remediation Plan and Pricing:

Initial site visit to assess the damage caused by the storm.

Remediation plan to include:

- ❑ Debris Removal
- ❑ Tree Pruning or Removal
- ❑ Soil Erosion Control
- ❑ Replanting
- ❑ Administrative: Permit fees, dump fees, transportation costs, misc. expenses

ASI Landscapes is not be responsible for any severe weather-related cleanup (hurricane, tornado, etc.) outside the normal contracted scope of services. Upon mutual agreement, normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement, missed mowing services or any other missed contractual service may be credited to the property with a specific dollar value to be applied to future services.

Special Services

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	$ 75.00	Hour
B.	Bush-Hog w/operator	$ 125.00	Hour
C.	Tractor w/operator	$ 125.00	Hour
D.	Supervisor with Transportation	$ 75.00	Hour
E.	Laborer with hand equipment	$ 75.00	Hour
F.	Truck w/driver	$ 75.00	Hour
G.	Irrigation Tech	$ 75.00	Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	$ 75.00	Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	$ 75.00	Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	$ 75.00	Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	$ 75.00	Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	$ 75.00	Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	$ 75.00	Hour
N.	Laborer for Additional Trash Pick-Up	$ 65.00	Hour
O.	Lump Sum Mowing, entire community (Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.)	$ 3,354.00	Per Mow

Special Services

syncscape™

ASI Landscapes is proud to introduce our customer portal, that automates weekly reports and service updates, Syncscape. This provides our customers with complete access to all invoices, service alerts and service requests with the ability to extend access to board members and/or residents as desired and managed by the property manager.



- Service reports after every visit
- Online service request submission and tracking
- Track quarterly landscape plan progress
- All invoices, proposals, and contracts in one place
- Manage board and community member access
- Measure landscape quality sentiment
- Automated email and text notifications
- Message team members any time of day



Aquatics Management

The premier provider of lake, pond, wetland and stormwater management services in the United States, our family partner, TIGRIS backs its services with relentless dexterity and a passion for environmental responsibility.

From initial inspection and consultation through routine maintenance, professional installation, repair and compliance, we have you covered at every stage. We work in close collaboration with your lake group, regulators and experts to execute scientifically rigorous programs to restore ecological balance and enhance water quality.

Design Services

ASI Landscapes is uniquely qualified to assist with landscape enhancements and design services that will elevate the presence of the community. We are always cognizant of budget and balance beauty, color, and other elements with environmental impact and long-term maintenance costs. We provide design services from the ground up and can property zone specific plans.

- Comprehensive site analysis and micro-climate assessments
- Color, texture, and shading studies
- Entrance, common area, and walkway planning
- Irrigation, drainage, and water management
- Lighting design for safety and energy efficiency
- Planning for trees, shrubs, flowers, and plants

TIGRIS



Truxors
Mechanical Pond Cleaning



Aeration Full-Service
Install/Repair/Maintenance



Fisheries Full-Service
Stocking/Electro/Survey/Lime



Stormwater Compliance
Inspection, Consulting, BMP



Marsh Master
Wetlands

asi landscapes
A Yardnique Company

asi landscapes
A Yardnique Company

The best landscapes on earth



HOA on a grand scale



Lighting the way



Mulch and Straw Installation



Common areas that make a difference



An impressive entrance



Lush community areas enhance value



Pristine community areas



Perfectly manicured and ready for enjoyment

EXHIBIT 14

AGENDA

Uniting Partners Through
Exceptional Landscape Services

UNITED
Land Services

DG Farms Community Development District

DG Farms CDD

Proposal
For
Landscape & Irrigation Maintenance

1.26.2026

Pricing Valid for 90 Days Upon Receipt

1.26.2026

DG Farms Community Development District

c/o Hi Kai

RE: Landscape Maintenance & Irrigation Proposal

Dear DG Farms District and Kai Management,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois
Senior Business Development Manager, FL.
kdubois@unitedlandservices.com

Custom Approach to Scope of Services at DG Farms

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager, Cristi Cochran, 33 years experience, former Branch Manager, will be assigned to the community who will serve as the main point of contact for the District and Management.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgment form stating they agree to it's content.
- ULS will not utilize any of our subcontractor partners at this community.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- Your Account Manager will attend all Board meetings requested.
- Best efforts will be made to return calls and emails within same day.
- All reports provided in RFP will be used along side ULS reporting referenced in proposal.

Operations & Maintenance

Schedule Of Services

- Staffing will be five (5) crew members in the growing season, two (2) days each week. In the winter months we will have (5) crew members on property for one (1) days.
- Each day the crews are on property there will be a Production Manager on property overseeing the crews.
- Pricing includes a Irrigation Technician on property monthly.
- The property will be broken into sections
    - Mowing is to be completed each week.
    - Detail- the community will be broken into 4 equal sections to complete the detail on a monthly basis.
    - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

- Mowing frequencies will be completed per the Scope of Services.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents. The entire community will be completed within two days.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type.
- The proper sequence of mowing operations will be outlined prior to job start.
- Patterns will be chnaged to avoid ruts building in turf.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services on St. Aug turf and irriagted Bahia.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed per scope of services.
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS same day.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the client thereafter.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiences, parts and labor after the 30 day period will be assumed by the contractor.

Palm Fertilization

- Palms to be fertilized per scope.
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be completed per scope for all specialty palms

Response Time

- ULS will provide a dedicated Account Manager that will serve as the SINGLE point of contact for the District for any service issues or communication.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors. This Site Audit will be done a monthly/quarterly rotation depending on the status of the current landscaping.

Providing exceptional landscape services to partners across the state of Florida.



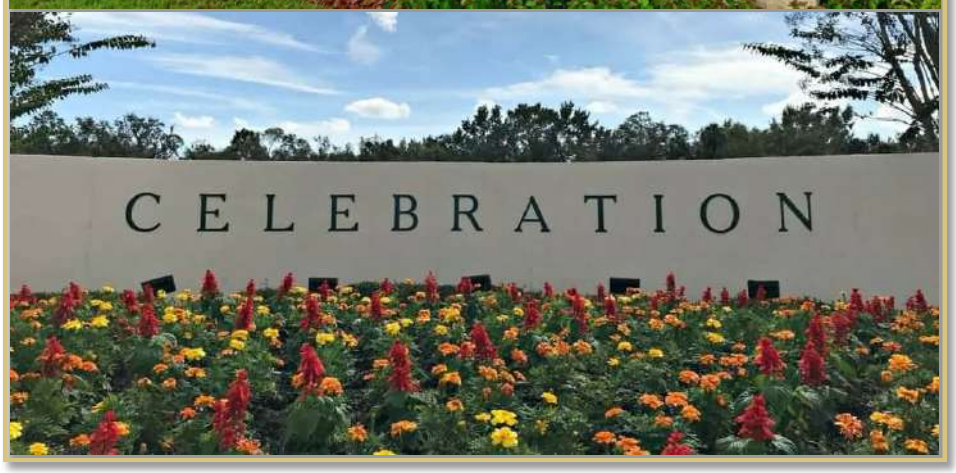
United We Grow!

Exclusive Partnership













Exclusive Partnership











United Land Services References

Property: **Country Club at Champions Gate**

Name: Stephanie Taylor

Email: Available upon Request

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation And Agronomics.



Property: **Waterset South CDD**

Name: John Toborg

Email: Available upon Request

Address: Spollo Beach, FL.

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: **Celebration CDD**

Name: Angel Montagna

Email: Available Upon Request

Address: 313 Campus St. Celebration, FL. 34747

Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: **Swan and Dolphin Resort at Walt Disney**

Name: Eric Oprion—COO

Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.



Property: **Harbor Isles CDD**

Name: Angel Montagna- CAM
Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.



Property: **Magnolia Park CDD**

Name: Kyle Darin- District Manager
Email: Available Upon Request

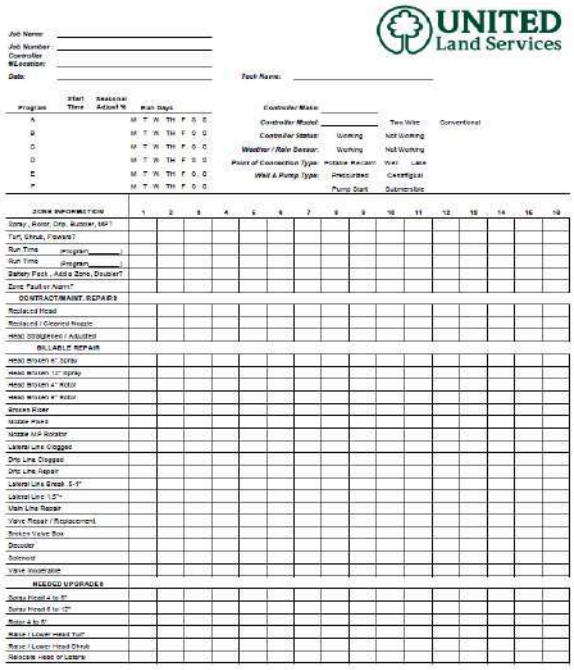
Services: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.



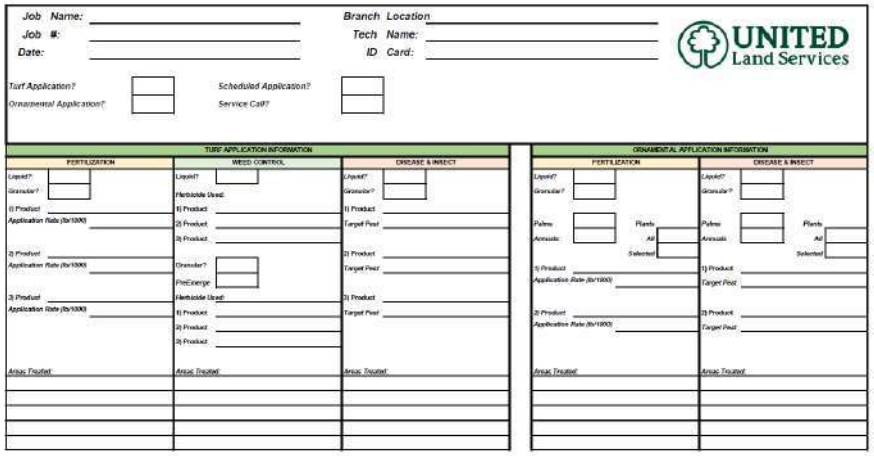
Reporting

Closing the Communication Gap

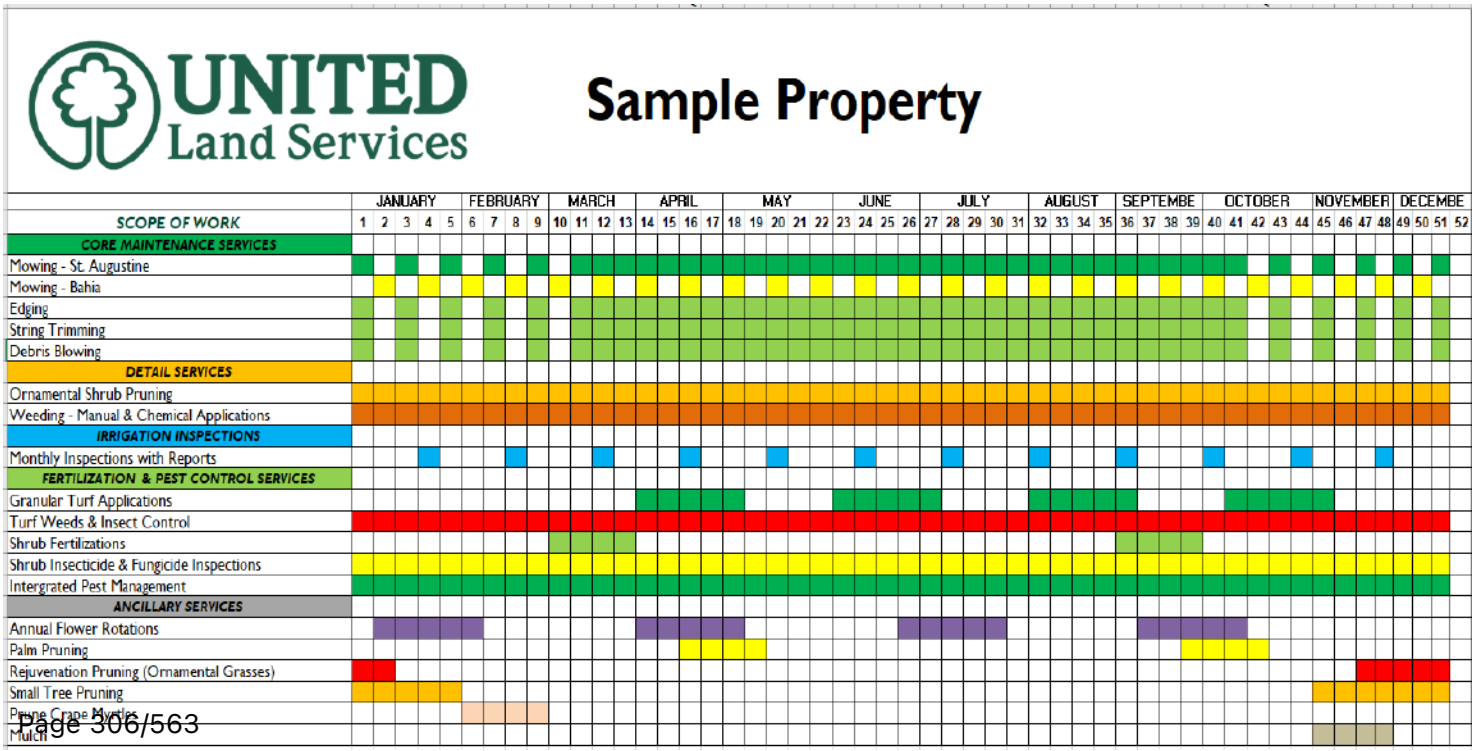
Alignment, Execution & Building Partnerships



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline



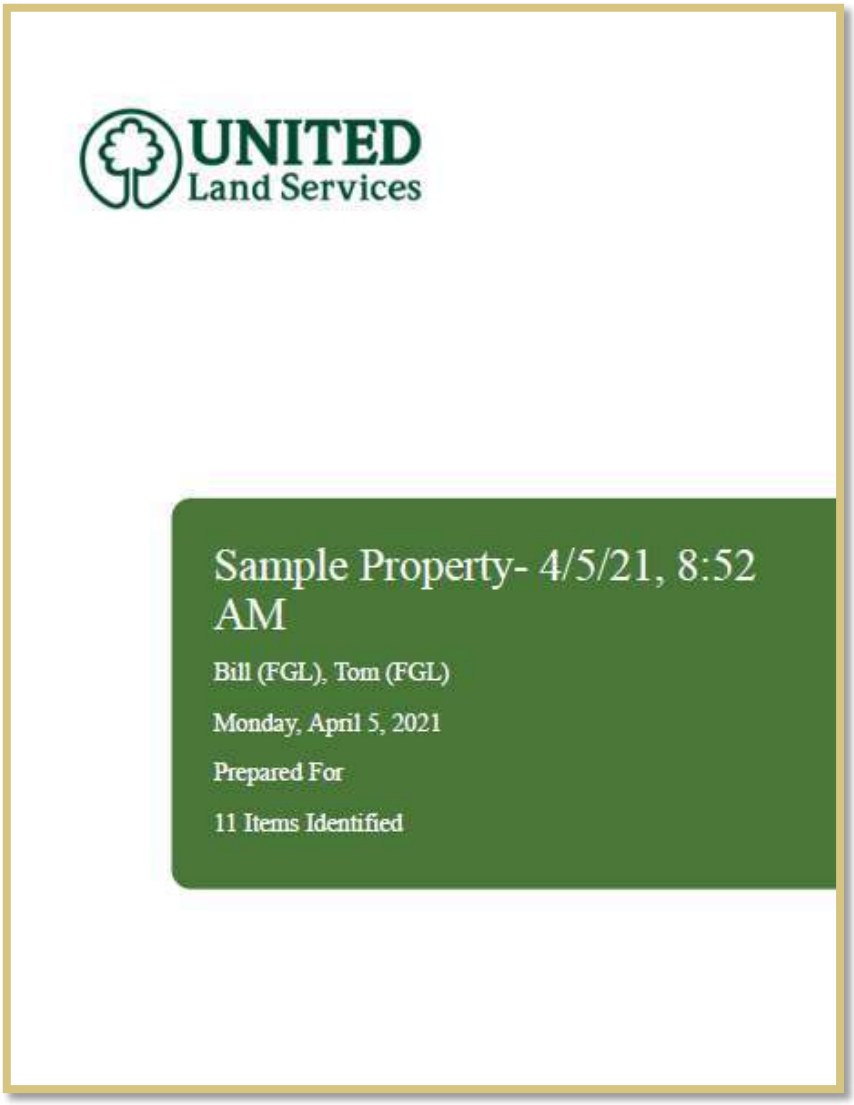
Sample Property

SCOPE OF WORK	JANUARY 1 2 3 4 5	FEBRUARY 6 7 8 9	MARCH 10 11 12 13	APRIL 14 15 16 17	MAY 18 19 20 21 22	JUNE 23 24 25 26	JULY 27 28 29 30 31	AUGUST 32 33 34 35	SEPTEMBE 36 37 38 39	OCTOBER 40 41 42 43 44	NOVEMBER 45 46 47 48	DECEMBE 49 50 51 52
CORE MAINTENANCE SERVICES												
Mowing - St. Augustine												
Mowing - Bahia												
Edging												
String Trimming												
Debris Blowing												
DETAIL SERVICES												
Ornamental Shrub Pruning												
Weeding - Manual & Chemical Applications												
IRRIGATION INSPECTIONS												
Monthly Inspections with Reports												
FERTILIZATION & PEST CONTROL SERVICES												
Granular Turf Applications												
Turf Weeds & Insect Control												
Shrub Fertilizations												
Shrub Insecticide & Fungicide Inspections												
Intergrated Pest Management												
ANCILLARY SERVICES												
Annual Flower Rotations												
Palm Pruning												
Rejuvenation Pruning (Ornamental Grasses)												
Small Tree Pruning												
Prune Crape Myrtles												
Mulch												

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2
Remove Mags on Cody Chase



Issue 3
Declining Washingtonian on Cody Chase



Issue 4
Remove staking kit

SAMPLE



Issue 5
Queen Palm on 46A dead from Ganoderma



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 7
Replace declining Pittisporum with turf



Issue 8
Proposal for method to attach Jasmine to columns / pergola

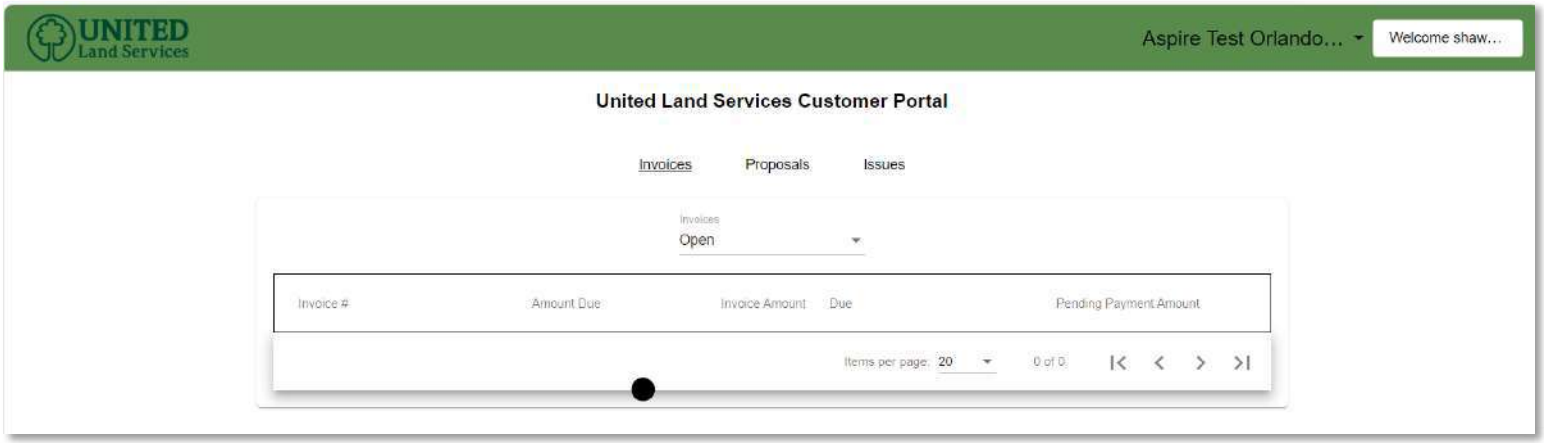
Page 3 of 4

Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

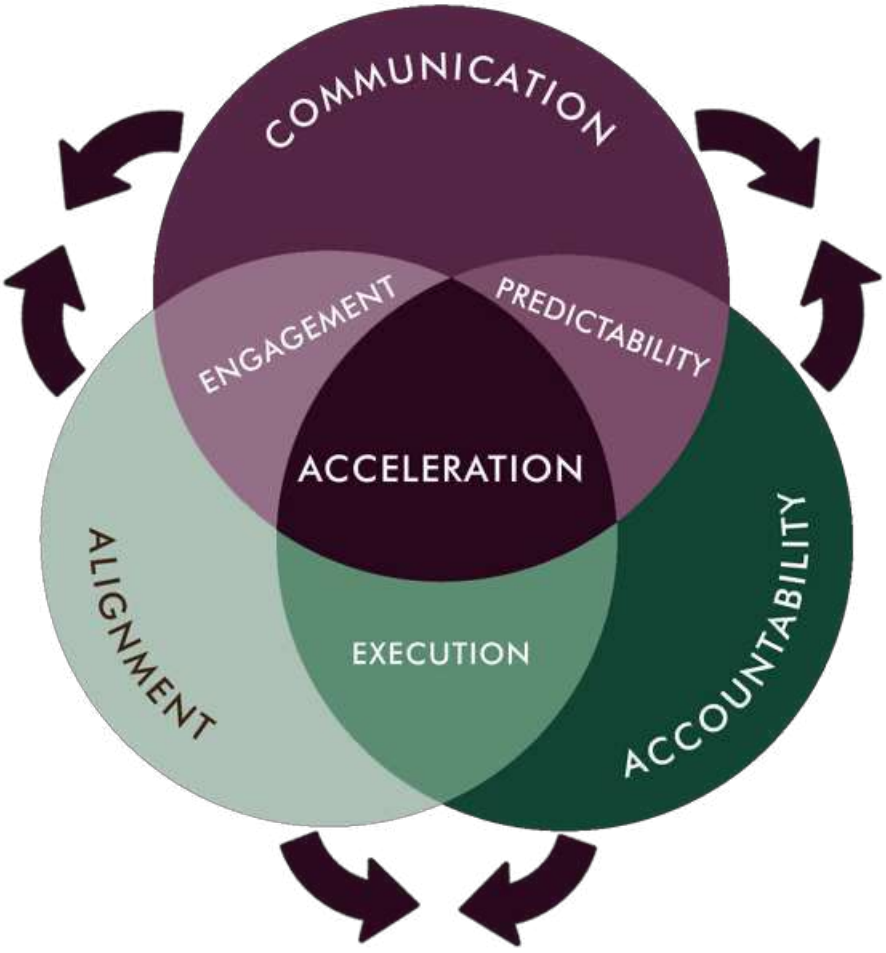
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Company Culture, Experience & Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta





Our History

How It All Started

The Company was founded by Bob Bland-ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.



Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.



United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing













Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





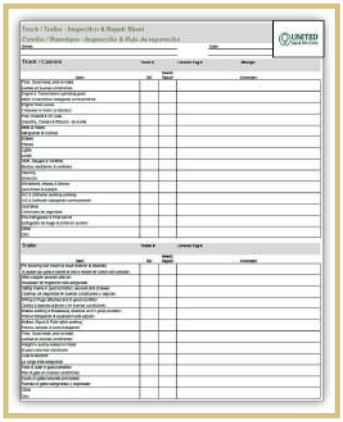
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed, idle time and location.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

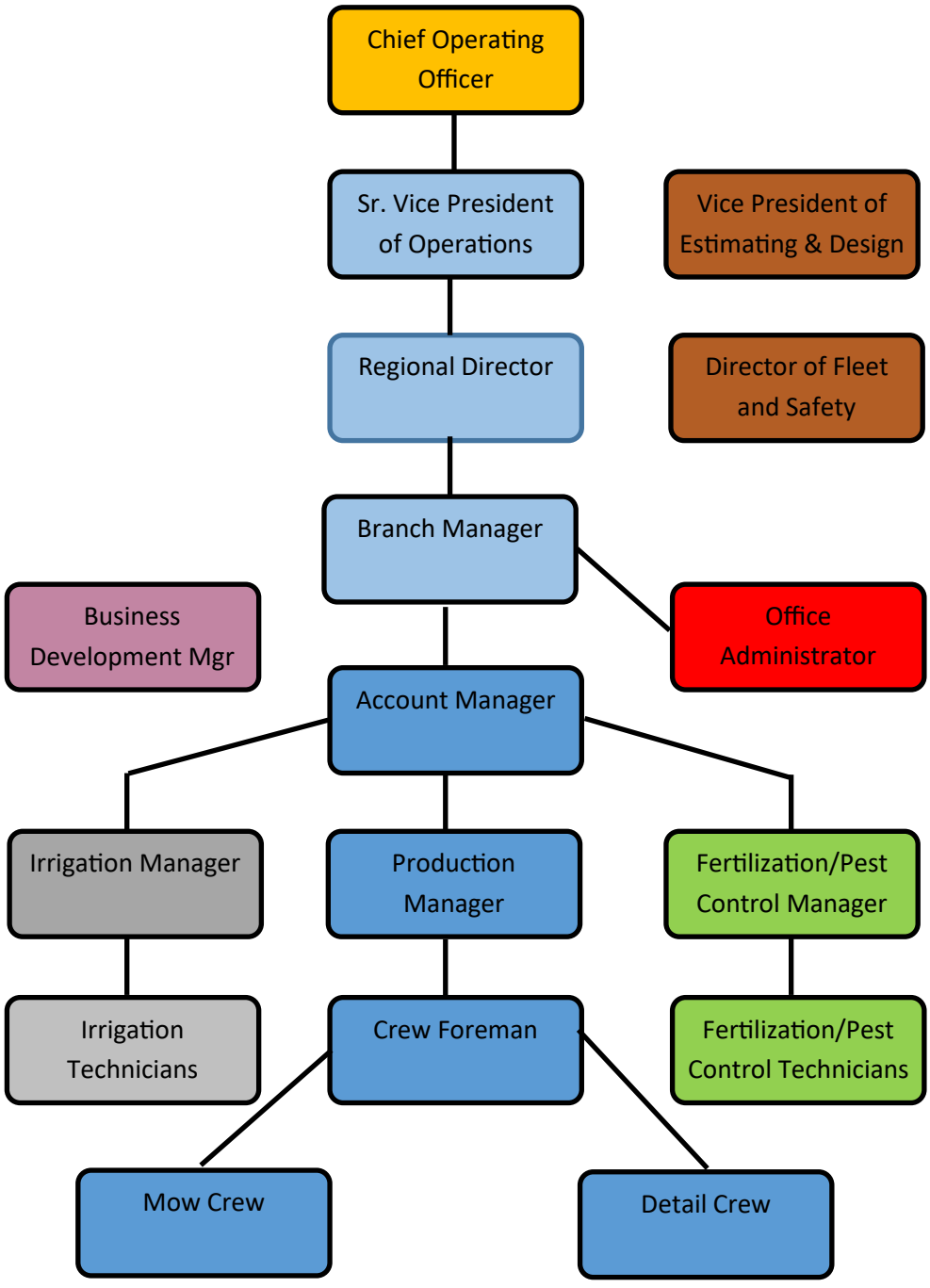


Key Management & Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Thomas Mootz

-Leads all teams out of the Brandon Branch. Is responsible for operation at your community.

Account Manager

-Christi Cochran

-Onsite Management for all crews and primary point of contact for the community.

Business Development Manger

-Kyle DuBois

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Ray Leach

Chief Executive Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Brett Perez

Regional Manager of Maintenance

Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current
United Land Services – *Regional Manager*

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023
Inframark Management Services - *Area Field Director*

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@benchmarklandscapingfl.com

Thomas Mootz

Branch Manager

Thomas has been in the Green Industry for 23+ years. He has an extensive background and experience in landscape management. Thomas takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present
United Land Services – *Branch Manager*

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Benchmark *- Operations, Irrigation and Enhancement Manager*

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2008-2021

Nuleaf *- Account Manager, Irrigation and Enhancement Manager*

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training,and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

Education

2002-03
University of Wisconsin
Baraboo, WI

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

407-460-9646
tmootz@unitedlandservices.com

Cristi Cochran

Account Manager

Cristi has over 30 years experience in the industry. She will serve as the primary contact for United Land Services clients. She builds and sustains long-

-term relationships, focusing on both client retention and ancillary upgrades. while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Crew Leaders. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present
United Land Services *Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023
Merit Landscape Solutions of Texas – *Branch Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the operations, irrigation and fertilization departments

2019-2020
Rolling Green Landscape *– Operations Manager*

2016-2019
LandCare - *Branch Manager*

2015-2016
LandCare *Account Manager*

2012-2015
Brightview *Account Manager*

2010-2012
Brickman *Project Director*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412
ccochran@unitedlandservices.com

Certifications

Certification

Your Agronomics and Irrigation Specialists



STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

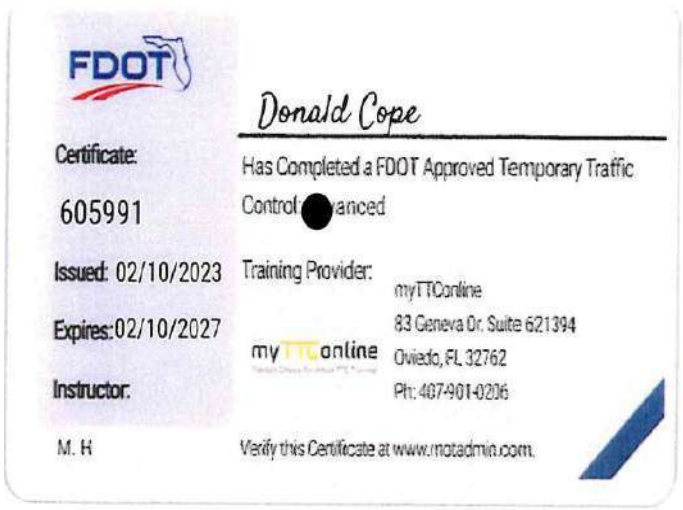
Date	File No.	Expires
July 10, 2024	JF187533	June 1, 2025

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2025

JOEL THOMAS WINTERNITZ
8100 PLEASANT PINE CIR
WINTER PARK, FL 32792

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER



FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

Issued: 02/10/2023

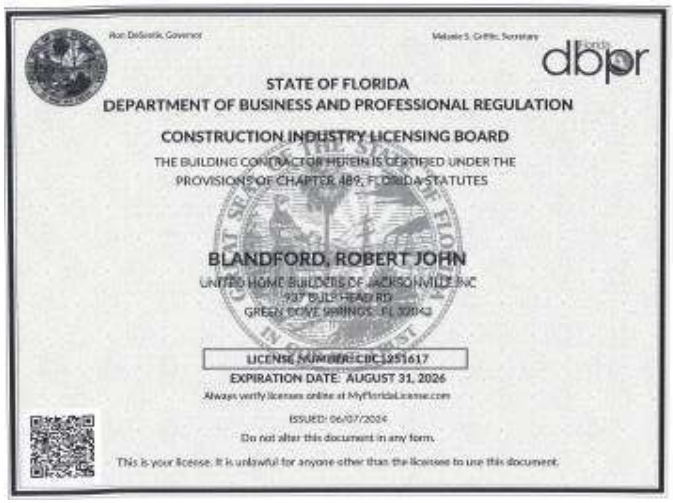
Training Provider:
myTTOonline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Expires: 02/10/2027

Instructor:

M. H

Verify this Certificate at www.motadmin.com.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULLSHEAD RD
GREEN COVE SPRINGS FL 32043

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com
ISSUED: 06/07/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



The International Society of Arboriculture
Hereby Announces That
David J Rivera
Has Earned the Credential
ISA Certified Arborist ®
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathryn Feldkirchen
CEO & Executive Director

9 June 2023 — Issue Date
30 June 2026 — Expiration Date
FL-6565A — Certification Number

ANAB



IRRIGATION SPRINKLER

St. Johns County
Authorized Contractor
License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 10/3/2023
Expires: 9/30/2025

*Licenses valid through expiration date, unless sooner disqualified *



CERTIFICATE OF COMPETENCY
BROWARD COUNTY FLORIDA
CECIL E. GESTER
Irrigation Specialty Contractor
UNITED LAND SERVICES
CC# 23-ISC-23109-R
EXPIRES 2024-08-3

Certification

Your Agronomics and Irrigation Specialists



FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

Sandra Benton C00236

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/02/2002

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

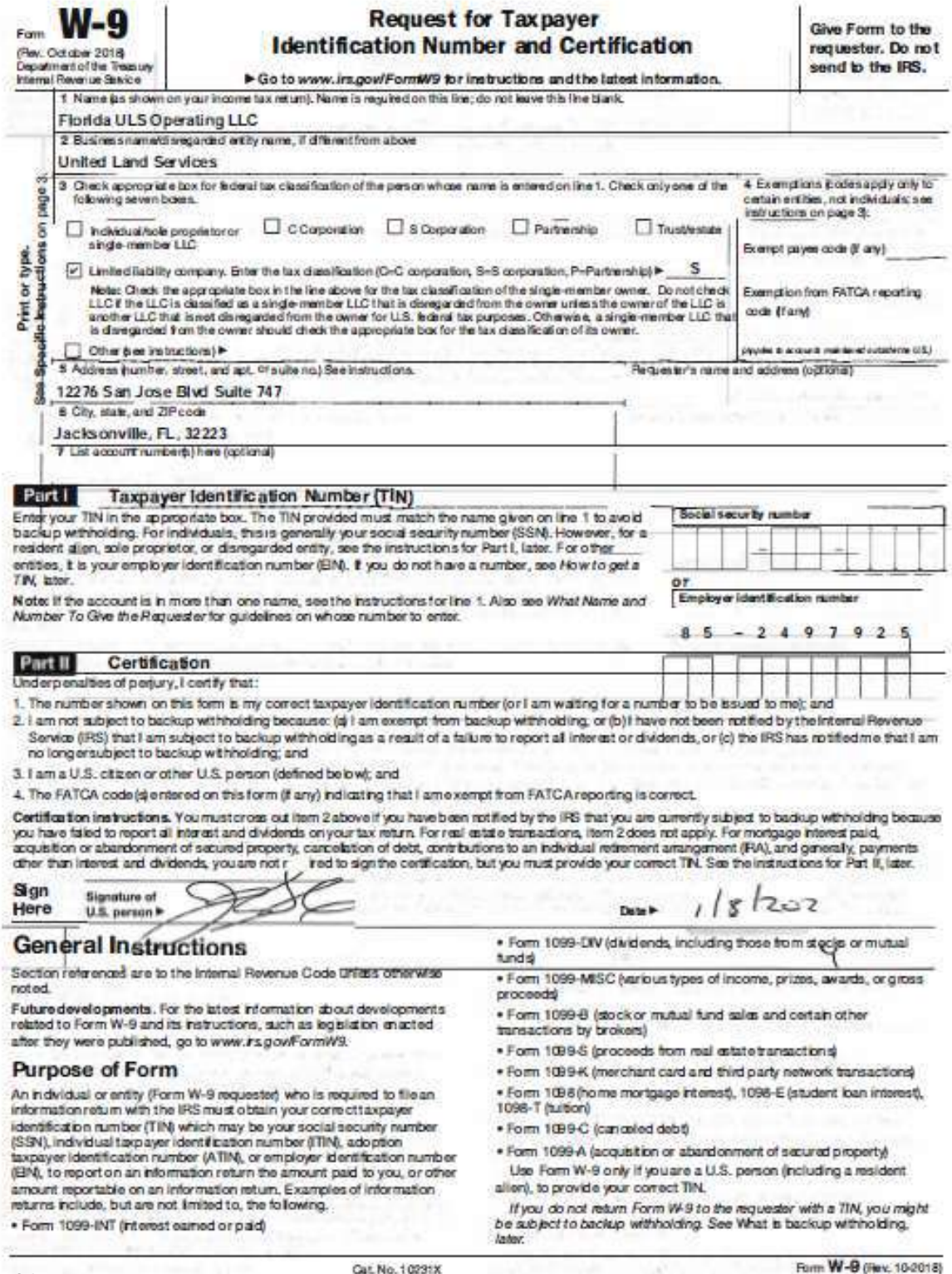
The Florida Nursery, Growers & Landscape Association
confers on
Keely Haverland
The Title of
FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

Certification

Your Agronomics and Irrigation Specialists



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
or
Employer identification number
8 5 – 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶ 1/8/202

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

UNITLAN-02 SANTHOSHC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861
New York-Alliant Ins Svc Inc
101 Park Ave 14th Fl
New York, NY 10178

CONTACT NAME: Stephanie Kearney
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: stephanie.kearney@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Federated Mutual Insurance Company	13935
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Florida ULS Operating LLC
12276 San Jose Blvd
Suite 747
Jacksonville, FL 32223

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		1855494	3/31/2025	3/31/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			1855494	3/31/2025	3/31/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			1855495	3/31/2025	3/31/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			1855496	3/31/2025	3/31/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER

Verano #1 Community Development District
5385 N Nob Hill Rd.
Sunrise, FL 33351

SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)



- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Scope of Services:

SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation

There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching

Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control

Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall

be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

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

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

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.

5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATIONS

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.

B. Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

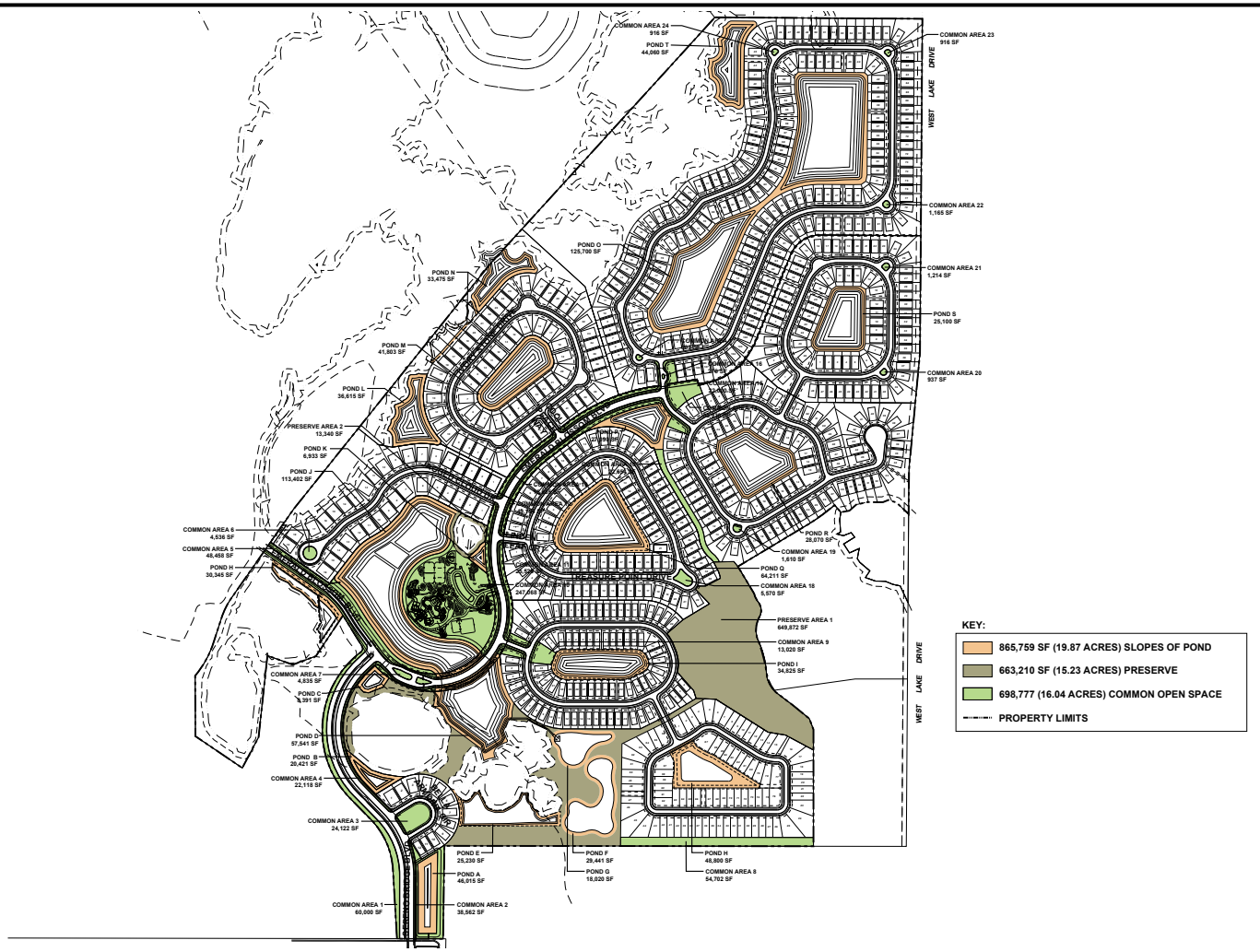
The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is

determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

[END OF SECTION]



Sereno

Maintenance Exhibit

Metro Development

Hillsborough County

SCALE: 1" = 300'

0 150 300 600

HALF SCALE 11" BY 17"

DATE	DESCRIPTION	BY
DATE:	DATE:	JOB #: JOB #:

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

HEIDT DESIGN

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R:\DG FARMS\WORKING FILES\GRAPHICS\EXHIBIT\SERENO-MCOL\OR\MAINTENANCE EXHIBIT-20\16-09-21.DWG\ARCH-D ---------- JOSEPH COLLINS

Pricing

DG Farms Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP

1.	**Location and Personnel**	**25 Points**

Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2	**Experience and Available Equipment**	**20 Points**

Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	**Understanding of the RFP and Scope of Services**	**25 Points**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	**Price**	**30 Points**

A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of $200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of $250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. (200,000/250,000) x 30 = 24.

Total Possible Points for Each Bidder's Proposal	**100 Points**

Email Proposal as well

DG Farms Community Development District

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: United Land Services

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	$ 138,971
2. Shrub And Groundcover Maintenance	$ 20,924
3. Tree Maintenance (Palm Pruning)	$ 2,755
4. Mulch Maintenance in Tree and Shrub Beds	$ included in Maintenance Price
5. General Site Maintenance: Trash And Debris Disposal	$ included in Maintenance Price
6. Irrigation System Maintenance	$ 11,978
Total Yearly Cost for the first year of the above items	**$** 187,828

Additional Services:

7. Seasonal Color	$ 2.50 (per 4" annual)
Irrigation Hourly Rate for items not included in the Scope of Services:	$ 95

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Kyle DuBois

Title of Authorized Signatory of Proposer: Senior Business Development Manager

Signature of Authorized Signatory of Proposer:



Uniting partners through exceptional landscape services

EXHIBIT 15

AGENDA



REQUEST FOR PROPOSAL

DG Farms CDD

CONTACT

Shannon Dyer

656-224-9119| SHANNON@PINELAKELLC.COM

DISCOVER THE DIFFERENCE

PINELAKELLC.COM

PINE LAKE
SERVICES
DISCOVER THE DIFFERENCE

January 26th, 2026

Dear DG Farms CDD Board of Directors,

Pine Lake Servies appreciates the opportunity to submit our qualifications for the Landscape Maintenance Services at DG Farms CDD. Pine Lake has been in business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide DG Farms CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS. Our team will be present at every board meeting to maintain clear communication and alignment.

WE CARE ABOUT THE DETAILS

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

CUSTOMER SATISFACTION GUARANTEED

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

MANAGEMENT TEAM WITH 150 YEARS COMBINED EXPERIENCE

DG Farms CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.

Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for DG Farms CDD. Please contact Shannon at 656-224-9119 or Shannon@pinkelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come ***Discover the Difference*** with Pine Lake!

Regards,

John Amarosa, COO



OUR APPROACH

Our approach at DG Farms CDD is centered on proactive care, consistent quality, and clear accountability. We focus on maintaining a clean, healthy, and well-managed landscape while responding quickly to the needs of the community.

WHAT WE WILL DO

- Plan ahead with annual and seasonal landscape preparations
- Give extra attention to high visibility areas
- Ensuring we are detail oriented every single week on property
- Suggest opportunities while doing walkthroughs of how we can improve community even further
- Identify strategies to improve turf quality in areas currently impacted by significant weed growth

HOW WE ENSURE QUALITY

- Regular inspections from Jessi Milch (Your Account Manager)
- Issues are followed through until fully completed
- Weekly Onsight involvement from the Production Manager

COMMUNICATION & REPORTING

- Monthly photo reports highlighting issues we identify
- Provide clear updates on completed work via email
- Promptly response to any issues that arise, and confirmation once resolved

OUR COMMITMENT

We are a family-owned and operated company that takes full ownership of the landscape services provided at DG Farms CDD. We attend all Board meetings and are committed to maintaining a property the community can be proud of.

OUR GEOGRAPHIC LOCATION

The office of Pine Lake Services that would service your property is from our Parrish location. The address is 14875 US 301 North Parrish, FL. We are approximately only 13 minutes away from DG Farms CDD. Our headquarters is located at 12980 Tarpon Springs Rd Odessa, FL 33556.

We have currently have 70 people at our HQ location, and 15 people at our Parrish location.

OUR ABILITY TO MANAGE THE PROJECT

Pine Lake Services (PLS) ensures successful project management through:

Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies.

Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.

Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

EVALUATION OF EXISTING WORKLOAD

Pine Lake Services current workload will not inhibit our ability to work at DG Farms CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of DG Farms CDD. Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.

W - 9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

PINE LAKE SERVICES LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

12980 TARPON SPRINGS RD

Requester's name and address (optional)

6 City, state, and ZIP code

ODESSA, FL 33556

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

2	7	-	3	3	6	0	1	5	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person PAMELA Date 2-31-2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Courtney Gossen
Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607	PHONE (A/C, No, Ext): 813-498-1189 FAX (A/C, No): E-MAIL ADDRESS: cgossen@sspins.com
License#: 70726	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED Pine Lake Services, LLC 12980 Tarpon Springs Rd Odessa FL 33556	INSURER A : Berkshire Hathaway Specialty Insurance Company — 22276 INSURER B : FFVA Mutual INSURER C : XL Specialty Insurance Co — 37885 INSURER D : INSURER E : INSURER F :

PINELAK-01

COVERAGES CERTIFICATE NUMBER: 475962211 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			47-GLO-332639-03	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Per Project Agg	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY [ ]			47-CAO-332641-03	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			47-UMO-332642-03	7/1/2025	7/1/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC840-0812515-2025A	7/1/2025	7/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Inland Marine			UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit Rented/Leased	$615,652 $200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER	CANCELLATION
For Information Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Certificates

PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc.
Federal ID #:27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2025 to 10/31/2026

Donna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2012

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB500156

Pine Lake Services LLC
12980 Tampa Springs Road, Odessa, FL 33556

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: August 21, 2025
Expiration Date: August 21, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
ID CARD # JE86217

AMAROSA, JOHN
Pine Lake Services LLC,
12980 Tampa Springs Road
Odessa, FL 33556

Endorsements
CO LAWN

Issued: 08/21/2025 **Expires: 08/21/2026**

Signature of ID Cardholder

WILTON SIMPSON, COMMISSIONER

The above individual is registered under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category/Endorsement Key

FID	Fumigation Endorsement
WDO INSP	Wood Destroying Organism Inspector
CO FUM	COIC with Fumigation
CO WDO	COIC with Termites and Other WDO
CO GHP	COIC with General Household Pest
CO LAWN	COIC with Lawn and Ornamental

2025 - 2026 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT **EXPIRES SEPTEMBER 30, 2026**

ACCOUNT NO. 83940
RENEWAL

OCC. CODE
280.061000 LANDSCAPING SERVICE (OVER 3 EMP)

13 Employees

Receipt Fee	80.00
Hazardous Waste Surcharge	40.00
Law Library Fee	0.00

BUSINESS PINE LAKE SERVICES LLC
12980 TARPON SPRINGS RD
ODESSA, FL 33556

2025 - 2026

NAME PINE LAKE SERVICES LLC
MAILING 12980 TARPON SPRINGS RD
ADDRESS ODESSA, FL 33556

Paid 24-0-702887
09/30/2025 120.00

BUSINESS TAX RECEIPT
HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

STAFFING

Pine Lake Services will ensure the DG Farms CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the Pine Lake organizational chart and resumes for the supervisory Pine Lake staff. The resumes highlight relevant and similar property experience.

PROPOSED STAFFING LEVELS

Pine Lake Services will staff DG Farms CDD with the following:

A 6 person crew two times per week that will include a Foreman, Lead man, and crew. In addition, there will be a Production Manager and Account Manager assigned to this property full time.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.
2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

EMERGENCY NUMBERS/AFTER HOURS PLAN:

Should an emergency arise during Pine Lake's time contracted with DG Farms CDD, the process is to contact your Account Manager first, and then Terry McLane (Our General Manager) second. Our emergency contacts are listed below:

Jessi Milch, Account Manager (813) 205-2479
Terry McLane, General Manager (727) 423-7664
John Amarosa, COO (727) 243-2852

DG FARMS CDD STAFFING

MAINTENANCE MANAGEMENT

Jessi Milch	Epi Carvajal
ACCOUNT MANAGER	OPERATIONS MANAGER

DEDICATED STAFF

Experienced Foreman	Mowing & Detail Crews

ANCILLARY TEAMS

Irrigation Technicians	Fertilizer & Pest Control Technician	Enhancement Teams



DUTIES & RESPONSIBILITIES

As President, Connor Spears leads the strategy and overall performance of Pine Lake, ensuring the company scales with discipline while delivering the exceptional quality the Company is known for across Tampa Bay.

Connor works closely with the management team to build a well-rounded, high-performing organization that drives consistency, accountability, and top-tier client service. Together, they focus on strengthening systems, developing leaders, and identifying avenues for improvement across all service lines.

Rooted in Pine Lake's family-owned culture, Connor leads with the company's core values at the forefront: **Exceptional Quality**, **Integrity**, **Leadership & Teamwork**, and **Accountability & Communication**.

Connor prioritizes continuous improvement, long-term partnerships, collaborative decision-making, proactive communication, and an environment where people enjoy and take pride in their work, in turn driving exceptional results across the entire Company.



Connor Spears

PRESIDENT

EDUCATION

University of Southern California

ASSOCIATIONS

FNGLA
Associated Builders and Contractors
Bay Area Apartment Association

DUTIES & RESPONSIBILITIES

As Chief Operating Officer, John Amarosa oversees the company's daily operations, ensuring every project meets high standards of quality, efficiency, and safety. He drives production performance, supports team development, and works closely with the executive leadership team to strengthen overall operations. John is committed to continuous improvement and delivering exceptional client satisfaction across all landscaping services.

PROJECT EXPERIENCE

- K Bar Ranch II CDD
- Highlands CDD
- Oakstead CDD
- Waterchase CDD
- Innisbrook Resort
- Carlton Lakes CDD
- Riverbend West CDD
- The Groves CDD
- Lakewood Ranch CDD
- Sterling Hill CDD
- Tara CDD
- New River CDD
- Reserve at Pradera CDD
- Forest Brooke CDD

HOA's/High Profile Sites

- All Moffitt Cancer Hospital Campuses
- Advent Health Training Facility with the Buccaneers
- Kings Pointe HOA
- Villa Rosa HOA
- Saddlebrook HOA
- Wellington HOA
- Connerton HOA
- Champions Club HOA
- Encore at Fishhawk Ranch
- Del Webb Pulte Properties
- City of Tampa Parks



John Amarosa

COO

EDUCATION

University of South Florida

ASSOCIATIONS

Leadership Tampa Bay
FNGLA
Boma
CAI
BMI

CERTIFICATIONS

State of FL CPCO
GI-BMP Certified in FL
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of FL Aquatics Management

DUTIES & RESPONSIBILITIES

Jessi brings over 10 years of dedicated experience in the green industry, with a proven track record of maintaining high-quality outdoor spaces, large or small. With an approach that combines a strong love for plants with a commitment to craftsmanship, detail and customer service, every project and property managed is guided by a focus on innovation, aesthetics and long-term functionality ensuring results that add lasting property value for her customers.

PROJECT EXPERIENCE

- Hawkstone CDD
- Fishawk HOA
- New River CDD
- Live Nation MidFlorida Credit Union
- Florida State Fairgrounds
- Waterset CDD
- Reserve at Pradera CDD
- BayCare Properties
- Carlton Lakes CDD
- Deakin Properties



JESSI MILCH

ACCOUNT MANAGER

EXPERIENCE

10 Years

ASSOCIATIONS

FNGLA

CERTIFICATIONS

Osha 30

WHY ARE WE BEST QUALIFIED?

Pine Lake Services is uniquely qualified to deliver the full scope of services with over 25 years of professional experience in landscape installation, irrigation, maintenance, and green goods production. Our ability to self-perform all services ensures consistent quality, efficient coordination, and dependable scheduling. With in-house plant production and a strong focus on detail, proactive communication, and long-term landscape health, we are equipped to maintain this property to a high standard while responding quickly to its ongoing needs.

THE VALUE WE WILL BRING TO DG FARMS CDD:

- Experienced Landscaping Professionals – We have the knowledge and hands-on experience to perform all services in the scope efficiently and correctly.
- Full-Service Capability – We handle all landscaping maintenance services in-house, ensuring consistent quality and accountability.
- Reliable & Responsive – We show up on schedule, communicate clearly, and respond quickly to client needs.
- Quality-Focused Work – We take pride in clean, well-maintained properties and attention to detail.
- Client-Focused Approach – We tailor our services to each property and treat every project as a long-term partnership.

CDD EXPERIENCE

We currently service **13** CDD's in the greater Tampa Bay area. These CDD's include: K Bar Ranch II CDD, Lakeside CDD, Vidas Way CDD, Shell Point CDD, Reserve at Pradera CDD, Riverbend West CDD, Bullfrog Creek CDD, Tara CDD, Carlton Lakes CDD, Highlands CDD, Mira Lago West CDD, New River CDD, and Park Place CDD.

We have extensive experience servicing Community Development Districts and we have a clear understanding of CDD budgets, reporting processes, compliance requirements, and board expectations.

REFERENCES

RIVERBEND WEST CDD - INFRAMARK

ONGOING
Began 10/1/2022

- **Dollar Amount:** $255,000
- **Point of Contact:** Kristee Cole
- **Phone Number:** 813-382-7355
- **Address:** 2005 Pan Am Cir Ste 300
  Tampa, FL 33607



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to DG Farms CDD Including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

LAKESIDE CDD - RIZZETTA

ONGOING
Began 8/1/2023

- **Dollar Amount:** $528,000
- **Point of Contact:** Amiee Brodeen
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd Ste 100
  Wesley Chapel, FL 33544



- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to DG Farms CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

REFERENCES

K BAR RANCH II CDD - RIZZETTA

ONGOING
Began 5/1/2023

- **Dollar Amount:** $700,000
- **Point of Contact:** Amiee Brodeen
- **Phone Number:** 813-994-1001
- **Address:** 5844 Old Pasco Rd
  Wesley Chapel, FL 33554
- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to DG Farms CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.



CARLTON LAKES CDD - INFRAMARK

ONGOING
Began 7/1/2021

- **Dollar Amount:** $585,000
- **Point of Contact:** Jennifer Goldyn
- **Phone Number:** 813-873-7300
- **Address:** 2005 Pan Am Cir Ste 300
  Tampa, FL 33607
- **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to DG Farms CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.



EQUIPMENT LIST

- (2) 60" Zero Turn Mower
- (1) 48" Stand On Mower
- (1) Rider On Blower - array of 2-cycle equipment
- (1) Single Wide Area Mower
- Array of line trimmers, edgers, blowers, etc
- Truck and Dump Trailer - array of 2-cycle trimmers and pruners Gator and Tank Sprayers
- Truck and Hand Tools

Pine Lake also has full access to various pieces of machinery and equipment we have deployed throughout the Tampa Bay area. We have the resources and staff to obtain anything we need to get the job done and not miss our service schedule.

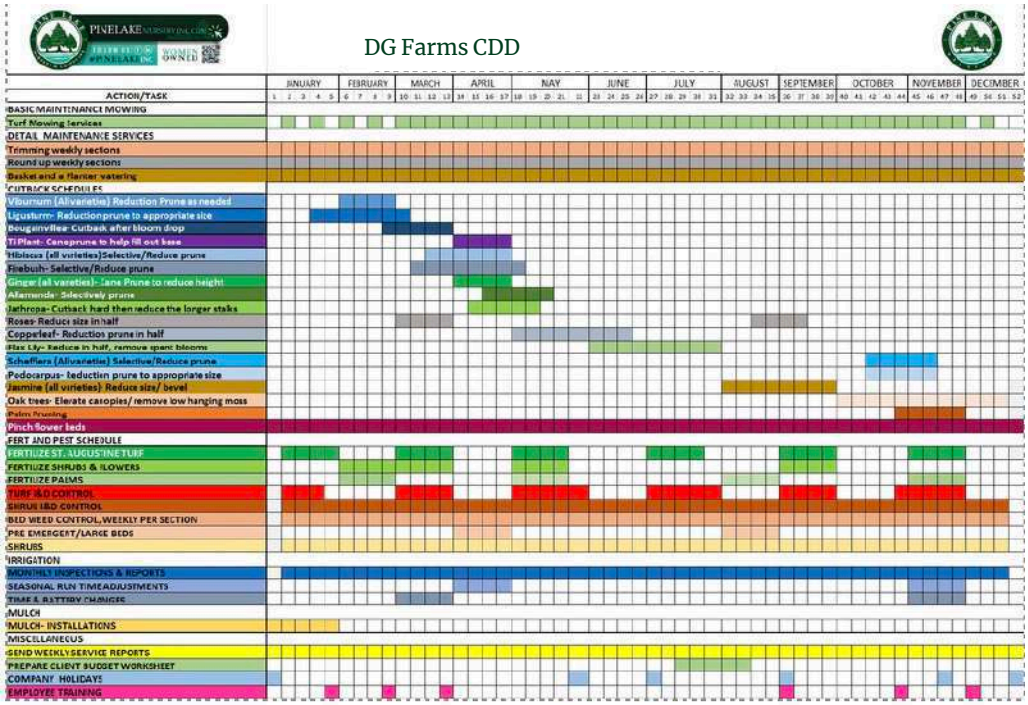
ADDITIONAL EQUIPMENT MAINTAINED IN OUR FLEET

- (40) Trucks (From semi-truck to pick up)
- (25) Various Trailers (Flat beds, dumps and haulers) (30) Commercial Mowers
- (80) Pieces of 2 Cycle
- (5) Heavy Duty Loaders with attachments
- (2) Mini Skid with attachments
- (1) Excavator

ANNUAL MATERIALS

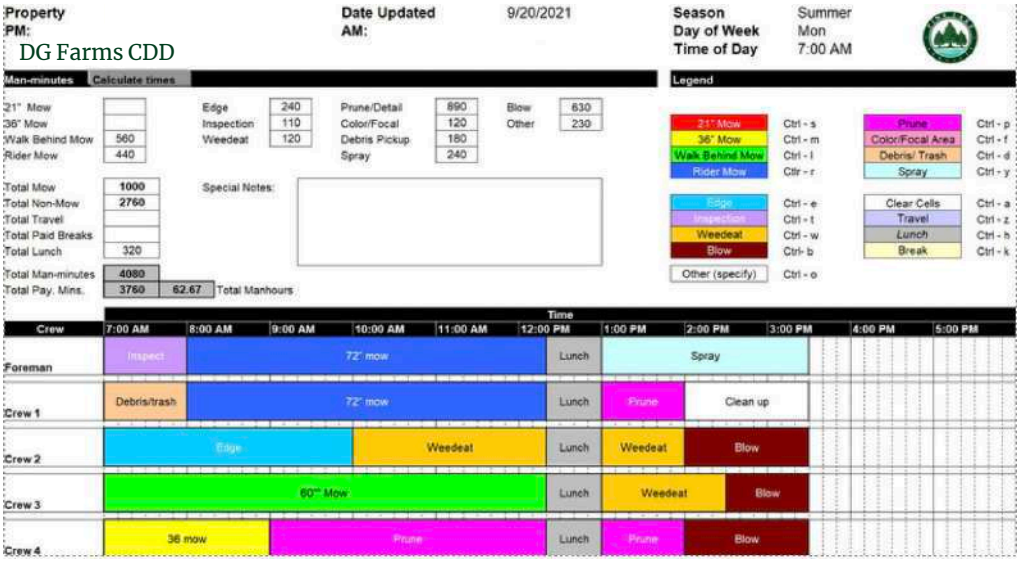
- Glyphosate Concentrate
- Fertilizers *(granular and/or liquids)*
- Various Pest Control Products *(all SDS will be provided)* Potting Soil
- Bloom Booster annual specific fertilizer
- Annual Flowers *(if approved)*
- Mulch *(if approved)*

ANNUAL OPERATIONS CALENDAR



*Sample to be reviewed and agreed upon at contract start

DAILY GANTT CHART



*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.



CONTACT

Shannon Dyer

656-224-9119| SHANNON@PINELAKELLC.COM

DISCOVER THE DIFFERENCE

DG Farms
Community Development District
Hillsborough County, Florida

Manual dated: December 29, 2025

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1. Request for Proposals (serves as newspaper ad)
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8. Combined Affidavit for Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion and Anti-Human Trafficking

DG Farms Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The DG Farms Community Development District (the "**District**") hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, December 29, 2025 at 9:00 a.m. (EST)**. The Project Manual will be available by emailing the District Manager, Andy Mendenhall at Andy@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manuel and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the DG Farms CDD project, with verifiable references on those projects.

There will be a mandatory pre-proposal meeting on Monday, January 12, 2026, at 10:00 a.m. at Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701. All questions relative to this project must be directed in writing to the District Manager, Andy Mendenhall at Andy@hikai.com. **The deadline for submitting questions relative to this project is Monday, January 19, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Monday, January 26, 2026,** at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Manager, Andy Mendenhall at Andy@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Manager within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

DG Farms Community Development District
Andy Mendenhall, District Manager
Run Date: Friday, December 26 – Business Observer

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Instructions to Proposers
Landscape & Irrigation Maintenance Services RFP
Hillsborough County, Florida

1. **General Information.** The Board of Supervisors ("**Board**") of the DG Farms Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis ("**Proposals**"). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Project Manual**. The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report. The Project Manual will be available at the date and time specified in the Request for Proposals.

3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.

4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the "**Scope of Services**" included in the Project Manual for the locations highlighted in yellow in the **Maintenance Map** also included herein, as well as any addenda issued by the District Manager prior to the submission of Proposals.

5. **Mandatory Pre-Bid Meeting.** A mandatory pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
    a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
    b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Manager. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Manager to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Manager. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.

7. **Questions should be Directed to District Manager.** Any questions relating to the Project Manual should be directed, in writing, to the District Manager via email at Andy@hikai.com. The deadline for submitting questions relative to this project is stated in the Request for Proposals.

8. **Submittal Requirements.** Each Proposal shall include the following information:
    a. **Official Proposal Form**. This solicitation includes an Official Proposal Form. Such form is to be filled out and executed completely.
    b. **Company Information**
        i. Name of company (including any "Doing Business As" names)
        ii. Headquarters/parent company locations
        iii. Office locations and total number of employees at each
        iv. Local address and telephone number
        v. Brief history of the company, including years in business and core service areas
        vi. Organization chart of company
        vii. Proof of applicable insurance indicating the types of coverage and limits for general, property automobile liability insurance, and worker's compensation insurance required by the Agreement.
    c. **Description of Approach to Services.** A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein. As part of the narrative, Contractors shall also include a photo narrative of any concerns they may have regarding the current landscape conditions within the project limits. This photo narrative must also include verbiage regarding their concern.
    d. **Qualifications and Staffing**
        i. Number of CDDs represented by the proposer.
        ii. Provide a narrative description of the proposer's approach to providing the services as described in the Scope of Services.
        iii. Why the proposer is the best qualified to perform the Scope of Services
            1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
        iv. A description of the proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting the quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
        v. List position or title and corporate responsibilities of key management or supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
    e. **Cost of Additional Services.** A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
    f. **References.** All proposers must submit a list of at least 3 references for projects of similar size and scope to include:
        i. Client entity name
        ii. Location (preferably within close proximity to the District)
        iii. Description of work performed
        iv. Length of service
        v. Contact person's name, address, email, and telephone number
    g. **Termination History.** A list of proposer's three most recent terminations with brief explanations (include entity name, date of termination and reason).
    h. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.

9. **Submittal of Proposals.**
    a. Submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) emailed PDF copy of the required proposal (bearing the name of the Proposer, the name of the District, and identifying the project on the outside of the envelope). Each Proposer shall submit and deliver a complete proposal compliant with all requirements to the District Manager, at the physical address or emails address identified in the Request for Proposals by the date and time included in the Request for Proposals. All bids will be opened shortly after the proposal deadline.
    a. Proposals will be securely kept and will not be opened until after the submission deadline.
    b. Proposals submitted after the deadline for delivery will be rejected.

10. **Proposal Duration and Withdrawal of Proposal.**
    a. Proposals may be withdrawn by providing written notice if received by the District prior to the time and date specified in the Request for Proposals for submission of the proposals.
    b. All proposals shall be in force for a period of 90 days after the proposal deadline. During this time, all provisions of the Proposal must be in effect, including prices.
    c. Proposers may not withdraw or modify their proposals after the deadline for submittal.
    d. Negligence on the part of the Proposer in preparing their proposal confers no right of withdrawal or modification of their proposal after the deadline for submittal.

11. **Right to Waive Mistakes and Variations.**
    a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
    b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
    c. The District further reserves the right to request supplementation of any or all Proposals.

12. **Method of Selection, Award, and Right to Reject.**
    a. The Board will meet at a publicly noticed meeting and collectively as a group review and rank the proposals in accordance with the Evaluation Criteria. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.
    b. Proposers may attend the Board meeting on **Monday, February 9, 2026 at 6:00 p.m** at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701, where the Board plans to review the proposals.
    c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
    d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
    e. Notice of the award, including rejection of some or all bids, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."
    f. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiations are successful.

13. **No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

14. **Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.

15. **Protests.** Any firm or person who is affected adversely by a District decision to award an Agreement shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision. A complete copy of the District's Rules of Procedures is available for review at the office of the District Manager.

16. **Term and Renewal.** The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

17. **Required Disclosure:**
    a. **License and Permit Requirements:** For the purpose of complying with Florida Statue 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.
    b. **Public Entity Crimes**: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
    c. **Scrutinized Companies**: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
    d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
    e. **Public Records:**
        i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
        ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
    f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the Districts own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its

sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control
Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water
Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation
There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement
Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching
Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning
Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization
Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control
Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering
Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall

be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

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

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

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.

5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATIONS

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.

B. Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

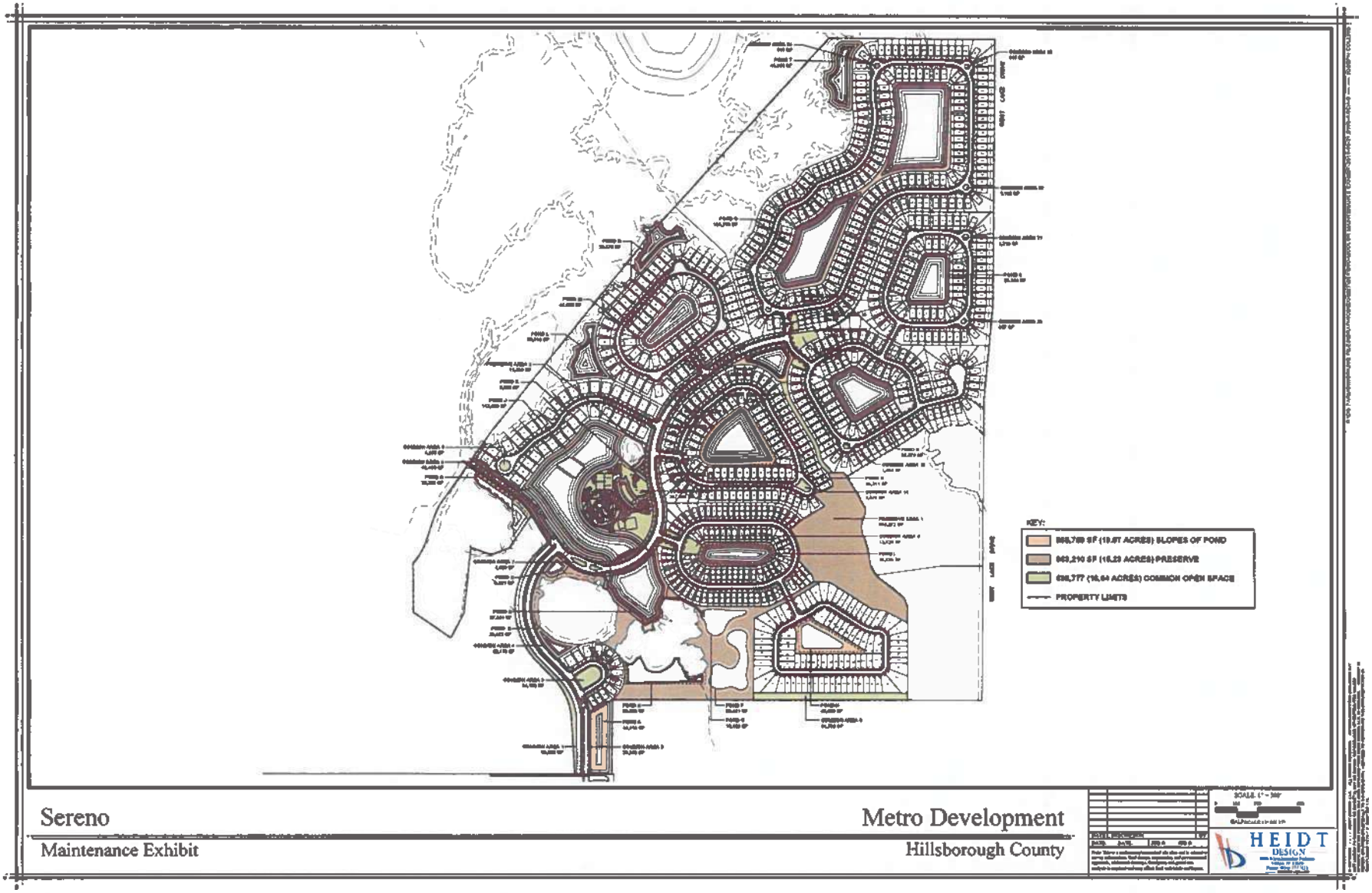
The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is

determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

[END OF SECTION]



Sereno

Maintenance Exhibit

Metro Development

Hillsborough County

DG Farms Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP

1.	**Location and Personnel**	**25 Points**

Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2	**Experience and Available Equipment**	**20 Points**

Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	**Understanding of the RFP and Scope of Services**	**25 Points**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	**Price**	**30 Points**

A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of $200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of $250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. (200,000/250,000) x 30 = 24.

Total Possible Points for Each Bidder's Proposal	**100 Points**

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: Pine Lake Services, LLC

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	$72,832.00
2. Shrub And Groundcover Maintenance	$30,000.00
3. Tree Maintenance	$6,000.00
4. Mulch Maintenance in Tree and Shrub Beds	$5,000.00
5. General Site Maintenance: Trash And Debris Disposal	$40,000.00
6. Irrigation System Maintenance	$21,600.00
Total Yearly Cost for the first year of the above items	$175,432.00

Additional Services:

7. Seasonal Color	$3.15 (per 4" annual)
Irrigation Hourly Rate for items not included in the Scope of Services:	$80.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Shannon Dyer

Title of Authorized Signatory of Proposer: Business Development

Signature of Authorized Signatory of Proposer: Shannon Dyer

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this "**Agreement**") is entered into as of _____, 2026 between the **DG Farms Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "**District**") and _____, a _____, registered to do business in the State of Florida (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Contractor's Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
    a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
    b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
    c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
    d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
    e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
    f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. **Description of Work.**
    a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the "**Work**") in the locations shown in the maintenance map attached hereto as **Exhibit C.**

b. Contractor's Official Proposal Form is attached hereto as **Exhibit B.**
c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work**. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
   a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
   b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
   c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
   d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
   e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
   f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**
   a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
   b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
   c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
   e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
   f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**
   a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
   b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
   c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
   d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include

but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.

b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.

c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.

d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

a. As compensation for the Work (including any additional work described in **Exhibit A** authorized by the District) performed each month the District agrees to pay Contractor the following amounts:

   i. For Parts 1-3 and 5-8 of the Work, which are performed on a monthly basis: $_____.

   ii. For Part 4 of the Work, a not to exceed price per 4" annual as described in Contractor's Official Proposal Form attached hereto as **Exhibit B.**

   iii. If the District elects to award the Contractor the work described in Part 4 [Seasonal Color] of the Work, and only after receipt of written authorization by the District to proceed, the not to exceed price as described in Contractor's Official Proposal Form attached hereto as **Exhibit B.**

   iv. For any irrigation services not included in the Work, and only after receipt of written authorization by the District to proceed, a not to exceed price of **$____ per hour.**

b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:

   i. the District's name
   ii. the Contractor's name
   iii. the invoice date,
   iv. an invoice number
   v. a reference to a proposal number if applicable,
   vi. the location (including the community if applicable),
   vii. descriptive enough to allow reader to understand services performed
   viii. an itemized listing of all costs billed on the invoice with a description of each service,
   ix. the time frame within which the services were provided, and

x. the address or bank information to which payment is to be remitted.

c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.

e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.

f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. **Duties and Rights of Contractor**. Contractor's duties and rights are as follows:

a. *Responsibility for and Supervision of the Work*: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.

b. *Discipline, Employment, Uniforms*: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

c. *Furnishing of Labor, Materials/Liens and Claims*: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise

by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations*: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.

f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. **Indemnification**.

a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*

c. In any and all claims against the District or any of its agents or employees by any employee of

the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. **Limitations on Governmental Liability.** Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. **Insurance.**

a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.

i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Agreement.

iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed under this Agreement.

iv. Umbrella Liability: With limits of not less than $1,000,000.00 per occurrence covering all work performed under this Agreement.

b. Each insurance policy required by this Agreement shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.

iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

d. The procuring of required policies of insurance shall not be construed to limit Contractor's

liability or to fulfill the indemnification provisions and requirements of this Agreement.

e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.

g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

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

19. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following

a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. **Anti- Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement

and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT ANDY@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

25. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

26. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

27. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

28. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

29. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

32. **Notices**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

a. If to Contractor: NAME
ADDRESS
ADDRESS

b. If to District: DG Farms Community Development District
c/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL 33607

33. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

COMPANY NAME	**DG Farms Community Development District**
_____	_____
Name:_____	Name: _____
Title:_____	Title: Chair/Vice Chair, Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Contractor's Bid Form
Exhibit C: Maintenance Map

Weekly Landscaping Maintenance Report
for the DG Farms Community Development District

Date of maintenance visit: _____ Supervisor: _____

Listing of problems and locations (include color pictures and addresses or intersections):

1. Insect and plants: _____

   _____

2. Disease and plants: _____

   _____

3. Nutrient problems and plants: _____

   _____

4. Dry plants: _____

   _____

5. Wet plants: _____

   _____

6. Dead plants removed: _____

   _____

7. Tree service work needed: _____

   _____

Extra work performed:

1. Number of workers: _____
2. Their title(s): _____
3. Hours per worker: _____
4. Description of work performed: _____

   _____

List of any items the District needs to know of or any extra work that is recommended to be performed outside of the scope of the Agreement (include estimate of time to perform the work). _____

_____

_____

_____

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Pine Lake Services, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signature of Authorized Signatory of Proposer

Sworn before me on this 21 day of January, 2026

Notary Public Signature

Notary Public State of Florida
Dina L Schneider
My Commission HH 483377
Expires 1/21/2028

Notary Stamp

EXHIBIT 16

AGENDA

LANDSCAPE

MAINTENANCE AND IRRIGATION PROPOSAL

for:

DG Farms CDD

(888) 733-8733
www.redtreelandscapesystems.com
5532 Auld Dr. Holiday, Florida 34652



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Landscape Systems

PROPOSAL DIRECTORY

DG Farms CDD - Bid Summary / Pricing/ Affidavit
Hurricane and Large Storm Emergency Response Plan / Pricing
Evaluation Criteria – Personnel/ Experience
List of CDD's Currently Under Contract
Company Officers/ Supervisory Personnel
Company Owned Major Equipment – Lists and Photos
Company History and Organizational Chart
Landscape Maintenance Program Staffing Plan
DG Farms CDD - Narrative Description & Operational Plan
Scope of Services
Occupational License – Current W-9 and Certificate of Insurance
Florida State Irrigation Contractor's License
Irrigation Contractor's License – County of Origin
Pest Control / Fertilization Licenses
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications/ License as Dealer in Agricultural Products
E-Verify Enrollment Verification Statement
Sunbiz.org - Proof of Corporate Status
Dun & Bradstreet Registration

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: **RedTree Landscape Systems, LLC**

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	$ 156,600.00
2. Shrub And Groundcover Maintenance	$ 11,400.00
3. Tree Maintenance	$ 4,500.00
4. Mulch Maintenance in Tree and Shrub Beds	$ 7,200.00
5. General Site Maintenance: Trash And Debris Disposal	$ 3,000.00
6. Irrigation System Maintenance	$ 9,600.00
Total Yearly Cost for the first year of the above items	$ 192,300.00

Additional Services:

7. Seasonal Color	$ 2.75 (per 4" annual)
Irrigation Hourly Rate for items not included in the Scope of Services:	$ 75.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: **Peter Lucadano**

Title of Authorized Signatory of Proposer: **CEO / Owener**

Signature of Authorized Signatory of Proposer:

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$ 45.00	Hour
B.	Bush-Hog w/operator	$ 125.00	Hour
C.	Tractor w/operator	$ 125.00	Hour
D.	Supervisor with Transportation	$ 75.00	Hour
E.	Laborer with hand equipment	$ 45.00	Hour
F.	Truck w/driver	$ 75.00	Hour
G.	Irrigation Tech	$ 75.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$ 75.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$ 125.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$ 75.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$ 125.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$ 75.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$ 125.00	Hour
N.	Laborer for Additional Trash Pick-Up	$ 40.00	Hour
O.	Lump Sum Mowing[1], entire community	$ 4,200.00	Per Mow

[1] Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: RedTree Landscape Systems, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Signature of Authorized Signatory of Proposer

Sworn before me on this 16th day of Janaury, 2026

Notary Public Signature

DACIA KRISTEEN TROMBETTA
Notary Public - State of FLORIDA
Commission # HH 158332
My Commission Expires July 28, 2025
Bonded Thru Notary Public Underwriters

Notary Stamp

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HURRICANE OR LARGE SCALE STORM
EMERGENCY RESPONSE PLAN

Before The Storm

- **If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.**

- **We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.**

Storm Emergencies

- **We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive emergency phone calls from you or your authorized representatives to address the following emergency scenarios:**

  - **Fallen trees blocking roadways.**
  - **Fallen trees blocking walkway access to homes.**
  - **Fallen trees on homes / structures.**
  - **Fallen trees on vehicles.**
  - **Irrigation break involving running water / flooding.**

- **In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:**
  - **Pete Lucadano: (727) 919-3915**
  - **David Lucadano: (727) 919-3913**
  - **Ben Garland: (727) 810-4253**
  - **John Burkett: (727) 267-2059**
  - **FOR IRRIGATION EMERGENCIES: Matt Olson (727) 200-1714**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

1. Personnel **(25 Points Possible) (_____Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Peter Lucadano	40+	CEO / Owner	Operations and Finance
2. David Lucadano	40+	CEO / Owner	Operations and Management
3. Kevin Smith	30	Landscape Manager	Landscape Operations
4Benjamin Garland	20	General Manager	Oversees Scope of Services
5. John Burkett	50	Project / Account Manager	GM Operations Supervisor

Proposed Staffing Levels

Landscape Maintenance and Irrigation staff will always include, at a minimum; 18 laborers, 5 Supervisors, and 4 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Juan Flores	20	Landscape Install Supervisor	Landscape Crew Supervisor
2. Martin Flores	21	Lead Arborcare Supervisor	Arborcare Crew Supervisor
3. Tommy Wilson	30	Florida Licensed Applicator	PC/ Fert Supervisor
4. Matt Olson	40+	Irrigation Manager	Irrigation Supervisor

2. Experience **(30 Points Possible) (_____Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Waterset Central CDD - Apollo Beach

Contact: John Toborg - Manager

Contact Phone: 813-933-5571

Project Type/Description: Community Development District

Dollar Amount of Contract: $470,000.00

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2025 END DATE: Current

2. Project Name/Location: Esplanade of Starkey Ranch Neighborhood Association - Odessa

Contact: Gary Kost - Director

Contact Phone: 908-303-6739

Project Type/Description: Large-scale Neighborhood Association

Dollar Amount of Contract: $890,000.00

Your Company's Detailed Scope of Services for Project:Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2024 END DATE: Current

3. Project Name/Location: Westchase CDD - Tampa

Contact: Dave Sylvanowicz - Field Manager

Contact Phone: 813-920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: $850,000.00

Your Company's Detailed Scope of Services for Project:Grounds Maintenance, Fertilization/ Pest Control,

Experience cont.

Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2024 END DATE: Current

4. Project Name/Location: Long Lake Ranch CDD - Lutz

Contact: Patricia Thibault - District Manager

Contact Phone: 407-221-0153

Project Type/Description: Community Development District

Dollar Amount of Contract: $540,000.00

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2021 END DATE: Current

5. Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson - District Manager

Contact Phone: 813-758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: $260,000.00

Your Company's Detailed Scope of Services for Project:

Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2017 END DATE: Current

Experience cont.

An additional five **(5) points** will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

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COMMMUNITY DEVELOPMENT DISTRICTS CURRENTLY UNDER CONTRACT

- **Asturia Community Development District**
- **Bexley Community Development District**
- **Copperspring Community Development District**
- **Deerbrook Community Development District**
- **Fishhawk Ranch IV Community Development District**
- **Lakeshore Ranch Community Development District**
- **Long Lake Ranch Community Development District**
- **Preserve at Wilderness Lake Community Development District**
- **Summer Woods Community Development District**
- **The Verandahs Community Development District**
- **Waterset Central Community Development District**
- **Westchase Community Development District**

OFFICERS

PROPOSER: RedTree Landscape Systems, LLC DATE: January 21, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO / Owner	Oversees Company Operations and Finance	Holiday, FL
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC DATE: January 21, 2026

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Benjamin Garland	Account Manager	Oversees entire Scope of Work	Holiday FL	10%	15	20
Martin Flores	Arborcare Supervisor	Oversees Arborcare Operations	Holiday FL	10%	22	22
Juan Flores	Landscape Installation Supervisor	Landscape Operations	Holiday FL	10%	18	20
John Burkett	Field Supervisor	GM Operations Supervision	Holiday FL	10%	15	50
Matt Olson	Irrigation Manager	Irrigation Department Management	Holiday FL	10%	5	25
Kevin Smith	Landscape Manager	Landscape Management and Design	Holiday FL	10%	5	30

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC DATE: January 21, 2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
76	Trucks	Where they are needed	Holiday FL
56	Trailers	Where they are needed	Holiday FL
31	Heavy Equipment	Where they are needed	Holiday FL
110	Mowers	Where they are needed	Holiday FL
515	Hand Tools	Where they are needed	Holiday FL

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EQUIPMENT LIST

TRUCKS





6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	**TOTAL TRUCKS**





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TRAILERS





18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	**TOTAL TRAILERS**





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HEAVY EQUIPMENT





6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	**HEAVY EQUIPMENT**





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LAWN MOWERS





5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	**TOTAL MOWERS**	





HAND TOOLS





125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	**TOTAL HAND TOOLS**





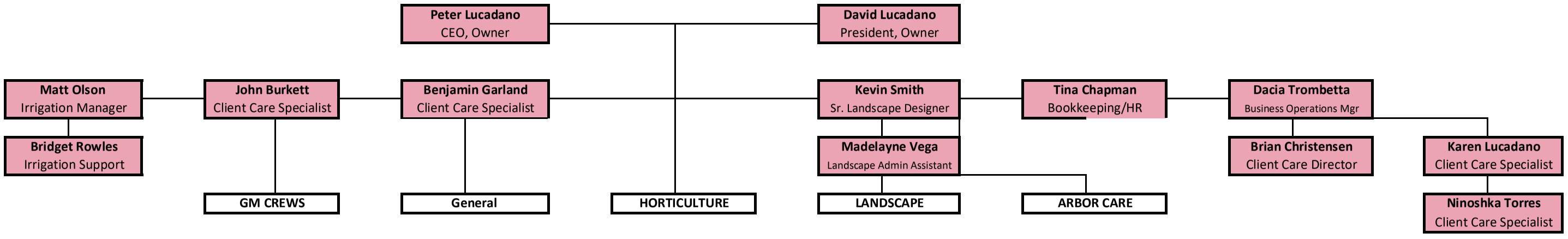
DG Farms Community Development District

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.

ORGANIZATIONAL CHART 2025



redtree
Landscape Systems

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	**14**	**1**	**Mowing**	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	**5**	**2**	**Week**	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	**2**	**4**	**Month**	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	**2**	**8**	**Month**	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received througout the week and monthly reports generated post inspection.
Arbor Care	**3**	**6**	**Year**	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Annuals	**4**	**4**	**Year**	Installation of seasonal color in all designated annual beds at a potential frequency of (4) installation rotations per year.
Account Management	**1**	**52**	**Weeks**	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	**8**	**52**	**Weeks**	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

DG FARMS CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

Landscape Operations and Staging for this contract will be from our Hillsborough County/ Riverview Branch located at:

14395 Boyette Road

Riverview, FL 33569

Our corporate headquarters and administration are located at:

5532 Auld Lane
Holiday, FL 34690

and are owned by David and Peter Lucadano under the name Depco Visions LLC

- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our Hillsborough County / Riverview Branch each morning and arrive at DG Farms at approximately 7:30AM and work on property until 4:00 PM.

Prior to leaving each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

Project Manager:
Benjamin Garland
After Hours Contact (727) 810-4253
Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.



Assistant Project Managers:
David Lucadano
After Hours Contact (727) 919-3913
Peter Lucadano
After Hours Contact (727) 919-3915
To serve as an assistant, mentor and back up to Project Manager.



Field Supervisor:
John Burkett
Contact (727)267-2059
Responsible for overall daily operations, scheduling, and communications with all the crews and client, and inspection of overall property at the field level.



OPERATIONS:

Property will be broken up into different sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS) :

Each of (2) ground maintenance (mowing crews) will consist of one (1) working crew supervisor and (6) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Each maintenance crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- 24’ or longer enclosed trailer
- (8) Riding mulch-deck 60” or 72” John Deere ZTR mowers – Largest engines possible with high HP for high speed mowing.
- (8) Walk-behind mulch-deck mower 52” or 60” with Velke – Largest engines possible with high HP for high speed mowing.
- (6) Walk-behind 21” mulching mower
- (12) String Trimmers
- (12) Edgers
- (12) Backpack blowers
- (2) Hurricane street blower
- (2) Hand blower
- (6) Extended hedge trimmers
- (6) Chainsaw
- (3) Power pruner
- (6) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and
  Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones





Additional support crews (labor, equipment & vehicles) are available to come in to help keep mowing operations on schedule.

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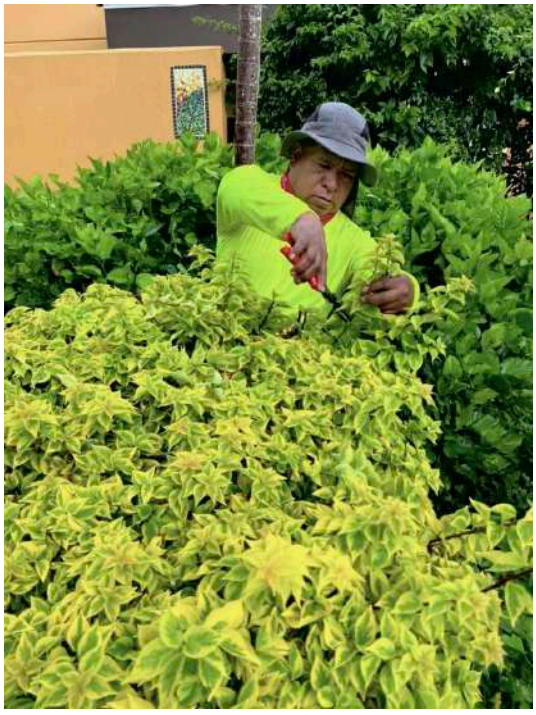
GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Our grounds maintenance (detail crew) will consist of one (1) working crew supervisor and (4) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

Each detail crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- John Deere Gator Utility vehicle with debris trailer
- 16’ or longer enclosed or dump trailer
- (6) String Trimmers
- (6) Edgers
- (6) Backpack blowers
- (2) Hand blower
- (10) Extended hedge trimmers
- (6) Chainsaw
- (6) Power pruner
- (12) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and
  Landscape operations
- Fuels/Oils
- Pesticides for weed control, IPM, and Bees/Wasps
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in and keep detailing operations on schedule.



TURF/TREE/SHRUB CARE

Our Horticultural crew will consist of (1) working lead Horticulturist/Pest Control Applicator and (1) assistant Technician. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire



IRRIGATION

Our Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags



PALM TRIMMING – ARBOR-CARE CREW



Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60’ reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.





ADMINSISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1-2) John Deere Gator Utility Vehicles – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- Horticulturist
- Senior Landscape Manager/Technician
- An owner of our firm – when available



SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation

There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching

Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control

Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall

be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

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

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

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.

5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATIONS

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.

B. Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is

determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

[END OF SECTION]

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT

2026

Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

ACCOUNT #: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/17/2025	25-150-001969	70.00

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . S . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

☐☐ – ☐☐☐☐☐☐☐

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Peter Lucadano **Date** January 7, 2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
91 Lake Morton Drive
Lakeland FL 33801

License#: 2081754

CONTACT NAME: Lauren Mueller
PHONE (A/C, No, Ext): 863-688-5495 **FAX (A/C, No):**
E-MAIL ADDRESS: StahlCertificatesLakeland@higginbotham.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Southern-Owners Insurance Company	10190
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : RetailFirst Insurance Company	10700
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
RedTree Landscape Systems, LLC
5532 Auld Lane
Holiday FL 34690

REDTLAN-01

COVERAGES **CERTIFICATE NUMBER:** 655254470 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			52056705	10/5/2025	10/5/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

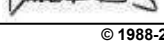
CERTIFICATE HOLDER

For Informational Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

FLORIDA STATE IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

10:11:32 AM 8/12/2025

Licensee Information

Name:	**LUCADANO, PETER (Primary Name)**
	REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	**5532 AULD LANE HOLIDAY Florida 34690**
County:	**PASCO**

License Information

License Type:	**Certified Specialty Contractor**
Rank:	**Cert Specialty**
License Number:	**SCC131153873**
Status:	**Current,Active**
Licensure Date:	**08/07/2025**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Construction Business	**08/07/2025**
Irrigation Specialty Contractor	**08/07/2025**

Alternate Names

View Related License Information

View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

IRRIGATION CONTRACTORS LICENSE - COUNTY OF ORIGIN

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING

PASCO COUNTY FLORIDA

C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: **REDTREE LANDSCAPE SYSTEMS LLC**
5532 AULD LANE, HOLIDAY, FL 34690

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/16/2024
DATE

PEST CONTROL & FERTILIZATION LICENSES

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB273633

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE, HOLIDAY, FL 34690

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: September 18, 2025
Expiration Date: May 31, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Peter Lucadano
Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF203707

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Category
LF

Issued: 05/30/2025 **Expires: 04/22/2029**

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF208136

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Category
LF

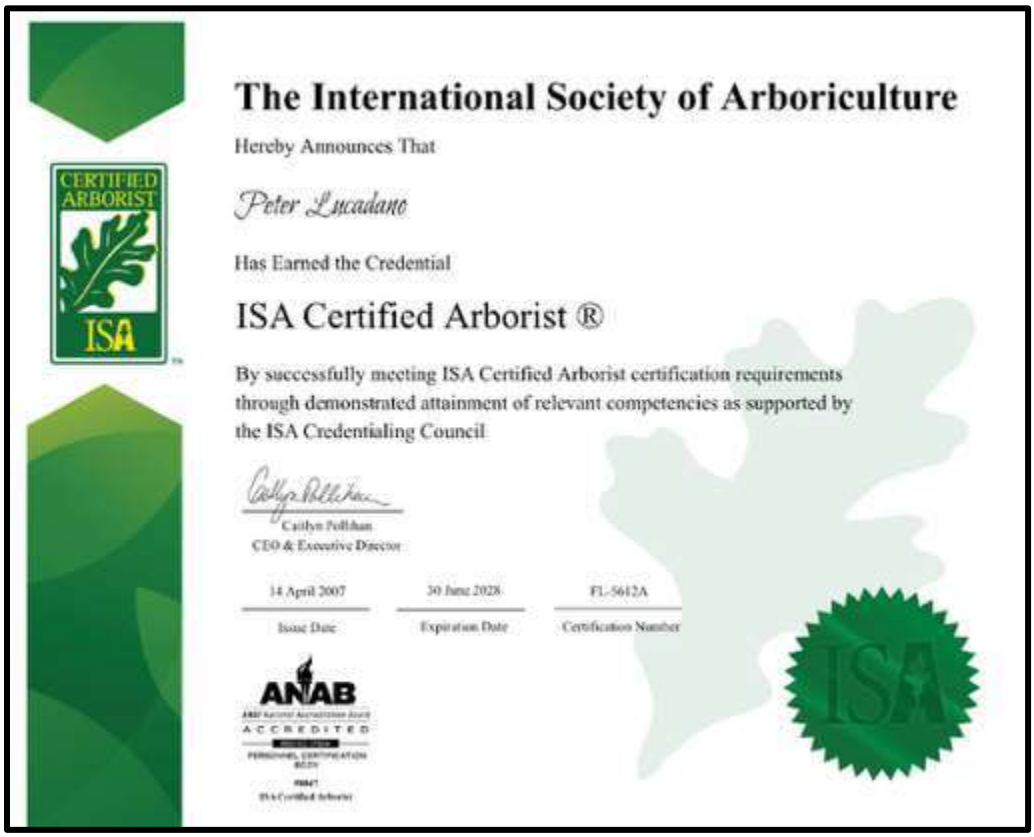
Issued: 08/22/2025 **Expires: 08/27/2029**

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

14 April 2007	30 June 2028	FL-5612A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

31 March 2015	05 April 2020
Issue Date	Expiration Date

BEST MANANGEMENT PRACTICES



UF IFAS
UNIVERSITY of FLORIDA

GV3548-1
Certificate #
GV3548
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	Instructor	Date of Class	DEP Program Administrator
	D. Rainey	10/21/2008	

Not valid without seal



UNIVERSITY OF FLORIDA
IFAS EXTENSION

GV4001-1
Certificate #
GV4001
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	Instructor	Date of Class	DEP Program Administrator
Dr. L.E. Trenholm	Trenholm	1/27/2009	

Not valid without seal

FNGLA CERTIFICATIONS







FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

C00200

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2027
Certified Since: 11/7/2001

Phil Buck, FNGLA President

Merry Mott, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kevin Smith

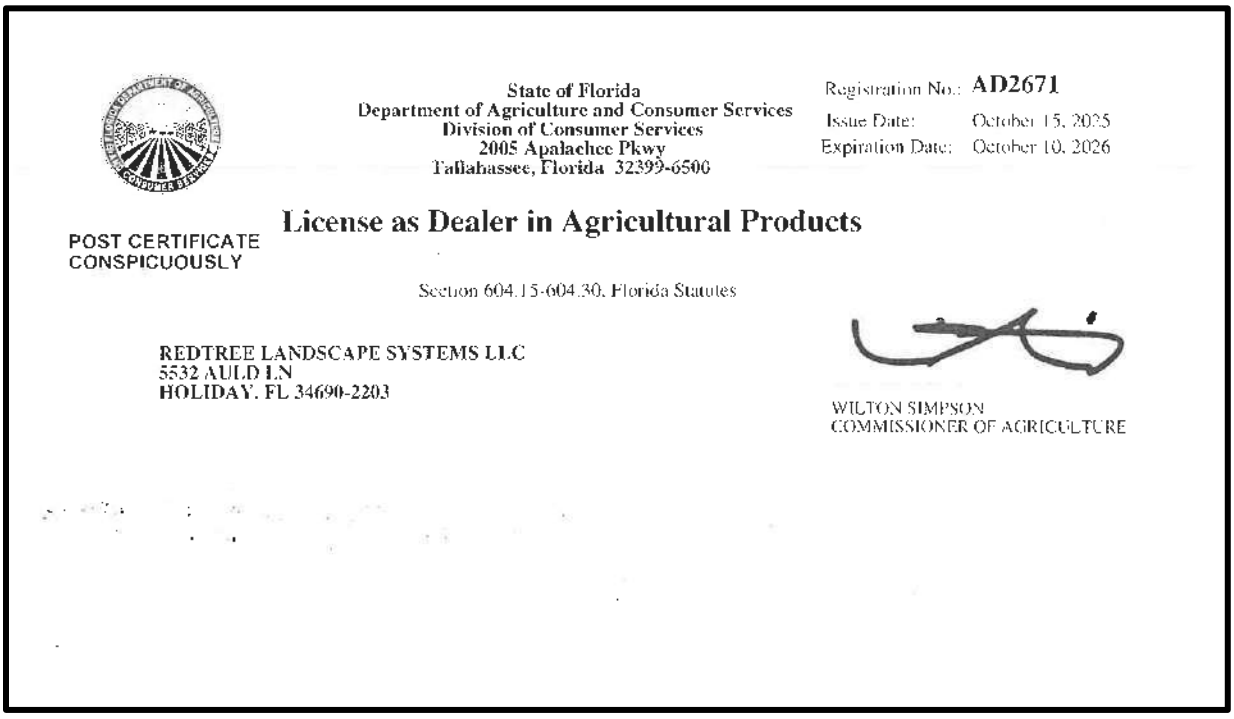
H9356997

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2025
Certified Since: 12/26/2022

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: AD2671
Issue Date: October 15, 2025
Expiration Date: October 10, 2026

License as Dealer in Agricultural Products

POST CERTIFICATE CONSPICUOUSLY

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name
—

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)
—

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address



DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696

EXHIBIT 17

AGENDA

PRINCE & SONS INC.

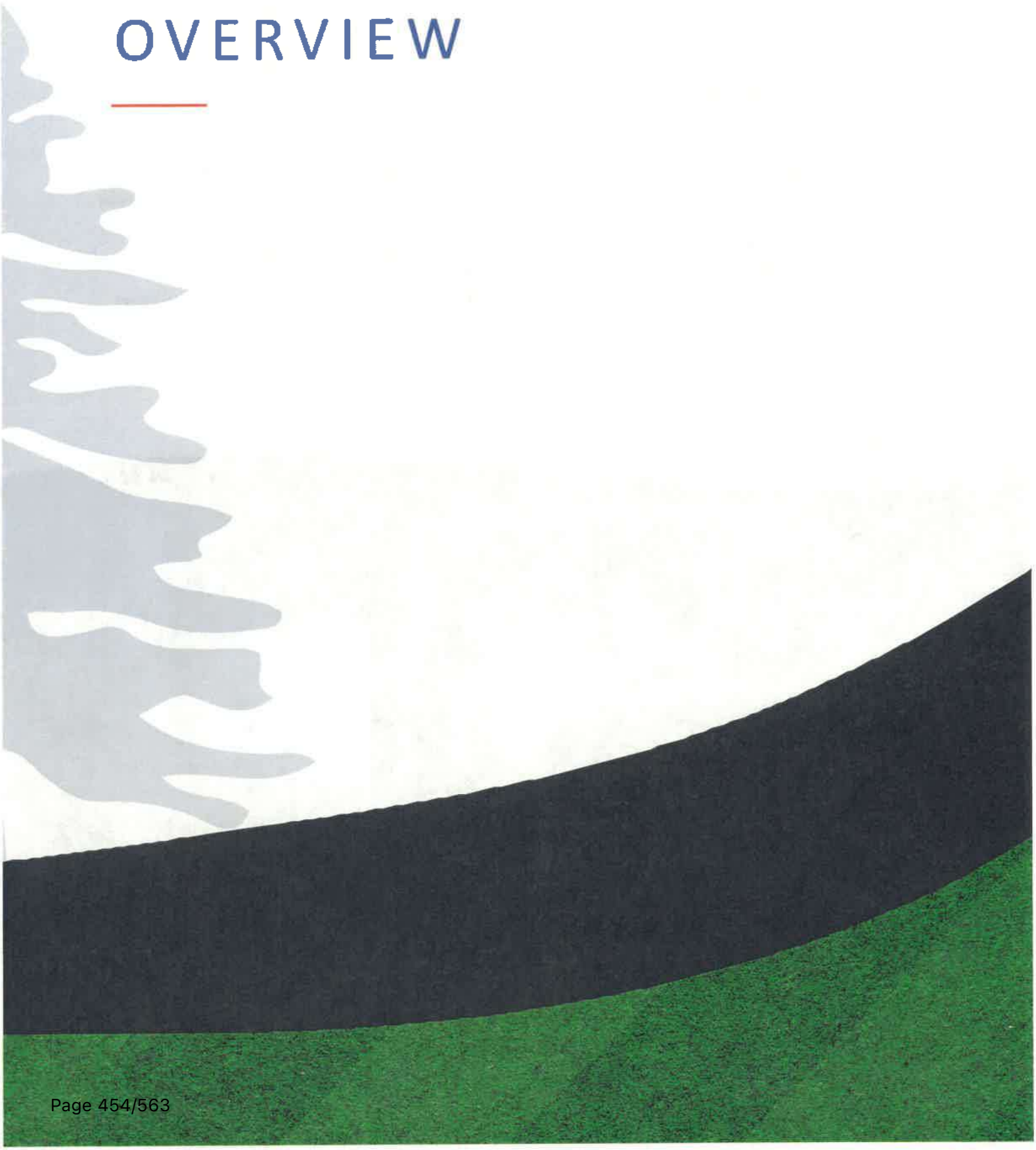
DG FARMS PROPOSAL

QUALITY IS OUR CORNERSTONE





OVERVIEW



OUR STORY

With a family business backed by three generations, the Princes are no stranger to the construction industry. Since a young age, current Owner/President, Ian Prince, was surrounded by the trade, working alongside his father as the Prince family built their name in landscape and construction in Central Florida. Formerly known as Prince Land Services, Ian later renamed the company to Prince and Sons, Inc., to better capture the future family generations, namely Ian's sons, Stetson and Jagger.

As a family-oriented business, Prince and Sons is run on true southern hospitality and manners. We realize that creating loyal customers not only requires quality service but also thoughtful and intentional relationships. It's what sets us apart from being average, and we are grateful for our unwavering clients.



OUR TEAM



IAN PRINCE
Owner / President

Ian was Born in Winter Haven and has lived in Central Florida his whole life. He grew up working under his parents in the green industry and hopes to pass that down to his two boys one day. Starting out at such a young age, he has a lot of hands-on knowledge and that has helped him to grow his company to what it is today!



LUCAS DEAN MARTIN
Vice President of Landscape Maintenance

For 20 years Lucas has been in the green industry. After graduating with a Horticulture/ Plant Sciences degree from the University of Missouri he began in golf course maintenance before transitioning into commercial and community maintenance. Lucas' experience with contractors and developers makes him an asset in every aspect of the job.



JAMES SMITH
Landscape Maintenance Operations Manager

After retiring from a 22-year career in the Marine Corp, James has been in the green industry as an Account and Operations Manager for the last 15 years. James and his 3 kids have called Central Florida home ever since relocating from Texas.



ANTHONY SANDRETTO
Fertilization & Pest Control Manager

Anthony has been in the landscape industry since moving to Central Florida in 2001 from Wisconsin. Anthony has many certifications like being a Florida Certified Horticultural Professional, Florida Water Star Certified, and Certified Pest Control Operator, among others.



JERRY ROBERSON
Irrigation Manager

Since relocating from Georgia in 2001, Jerry and his wife of over 40 years have called Central Florida home. He has extensive irrigation education, certifications, and knowledge. Some of his expertise and certifications are in 2-wire system maintenance and design, Water Star irrigation, pump installation, and much more.



BRIAN HUSEMAN
Irrigation Maintenance Manager

Brian moved to Florida from Indiana with his wife and 2 sons in 1983. He has 10 years' experience in irrigation maintenance for commercial and residential properties with expert knowledge in various operating systems, especially 2-wire systems. Dedication and pride in accurate and timely work define Brian's character.



HAROLD SIMMONS
Branch Manager

Harold, a Central Florida native, has worked in the landscape maintenance industry for more than 20 years. Throughout his career, he has developed extensive expertise in creating and maintaining outdoor environments. His background includes building elite golf courses alongside world-renowned designers such as Jack Nicklaus and Tom Watson, giving him a deep understanding of craftsmanship, precision, and exceptional design standards.



SANTOS PANTOJA
Branch Manager

Santos brings more than 10 years of experience in the lawn maintenance and landscaping industry. Throughout his career, he has developed strong expertise in team leadership, operations management, and client relations. He is committed to ensuring that every project is completed with the highest level of quality, efficiency, and customer satisfaction, consistently demonstrating professionalism and a strong dedication to excellence in all he does.



BRIAN BUBENDORF
Arborist Enhancement Manager

Brian has been in the green industry for over 30 years and brings a tremendous wealth of hands-on knowledge. Originally from Vernon, NJ, he discovered his passion for landscaping thanks to a friend who gave him his first opportunity in the field. He enjoys watching each project grow from the ground up, transforming into a finished result that is both meaningful and gratifying.

OUR CORE VALUES

Respect is not something we take lightly, and we make it a core value in how we treat both our clients and our employees. As a staff member, we never miss a chance to incentivize performance and show appreciation for hard work.

We are proud to have several employees who have been with the company for more than 20 years, as a result.

SAFETY

Managing safety in a fast-paced workplace environment should not be a one-person-job. But it can feel that way, especially if you're being asked to do more with less because of recent global events.

OUR SAFETY MANAGEMENT SOLUTION BRINGS TOGETHER:

- Incident, Near Miss and Hazard Reporting & Management
- Action Management & Analytics
- Inspections
- Meetings
- A full training program at "Prince and Sons University"



SERVICES PROVIDED



LANDSCAPE MAINTENANCE

We have been a leading commercial lawn maintenance company for 26 years and boast the ability to tackle every aspect of lawn care for a wide range of clients.
Whether it's leading property management and homeowner associations, college campuses or golf courses, we understand the importance and value of a well-maintained, beautiful landscape.



IRRIGATION SERVICES

Commercial irrigation systems are sophisticated technology that requires special certifications to install and operate. The key is to choose irrigation installation and maintenance experts who have comprehensive knowledge and expertise. From older systems that are frequently in need of repairs and updates to the installation of the latest technology, you want a company that can handle it all.



EXPERT FERTILIZATION & PEST CONTROL SERVICES

Prince and Sons offers comprehensive fertilization and pest control services tailored to meet the needs of both residential and commercial properties in Central Florida. Our licensed and insured team ensures that your landscape remains healthy and vibrant all year round. We provide a full range of services, including turf fertilization, shrub fertilization, pest control, and tree and palm injection.



ENHANCEMENTS & BEAUTIFICATION

We are one of Polk County's premier brick paver contractors. Over our 15 years of installing brick pavers, we've secured hundreds of satisfied customers. We
understand outdoor living is fundamental aspect to living in Florida, which is why we offer a wide selection of tools to enhance your time outside, including pool decks, patios, fire pits, outdoor kitchens and more!



ARBOR CARE SERVICES

Proper care of your trees is an investment that will lead to substantial returns, such as reducing air conditioning costs, controlling erosion, and shielding your property from damaging winds. Our experts help protect your trees throughout their lifespan including damage due to storms and lightning.



LIGHT CONSTRUCTION

Prince and Sons can provide and assist in your residential home building with clearing, backfilling, final grades and driveway cut-outs. We currently work with many of Central Florida's leading residential contractors, and also provide hauling and clearing for residential customers.

PROPERTY NEEDS

Maintaining a property is not just "mowing and blowing" at Prince and Sons. Our team integrates a full **BMP (Best Management Practices) Program** to make the property look its best. This program addresses the most important aspects of plant health.

THESE PLANT HEALTH PRACTICES INCLUDE:

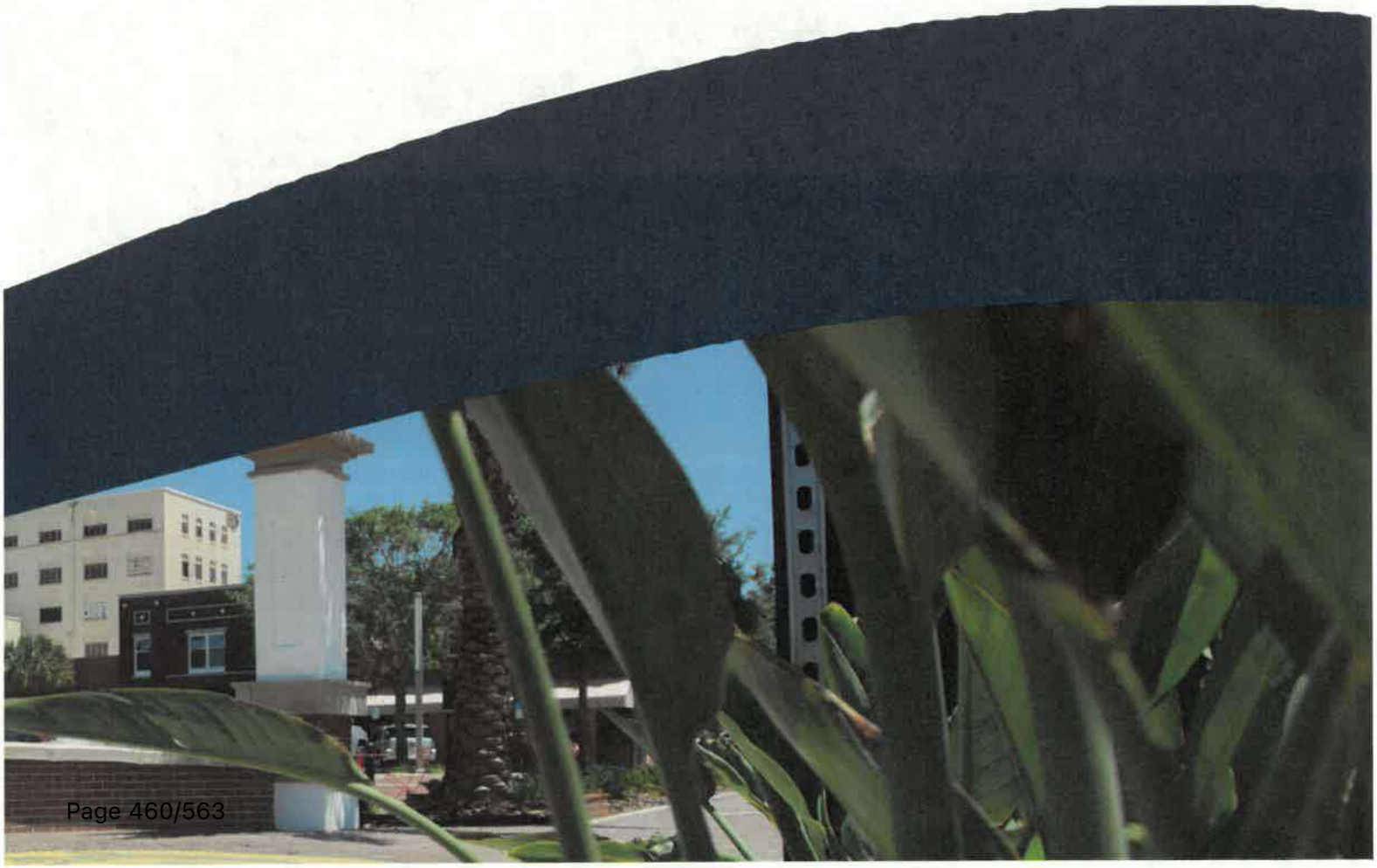
1. **The Plant Enhancement Team** makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long-term value of a landscape depends on how well it performs for its objectives.
   Performance is often directly related to matching a site's characteristics and a client's desires with plant requirements. Therefore, the first step in selecting plants for a landscape is to conduct a site evaluation, which may consist of
   studying planting site characteristics such as the amount of sun or shade, soil type, pH, soil compaction, slope, and water drainage. These characteristics will most likely differ between areas on the same property.

2. **The Irrigation/ Water Management Team** knows that the most important thing to keeping plants healthy is providing proper irrigation practices. Using proper irrigation system design, installation, management, and maintenance practices provides a multitude of benefits. These benefits include saving money, using irrigation efficiently, a healthy and more drought and pest-resistant landscape, and protecting the state's water resources. By understanding the irrigation system, Prince and Sons can save the client money and help protect ground water supplies and water quality. Proper maintenance extends the life of an irrigation system and helps it to perform optimally. Maintenance begins with a visual observation of the system and the plants. Brown spots, unnaturally green grass, certain types of weeds, and soggy spots are indicators of problems.



3 **The Fertilization/ Pest Control Team** is one of the key management practices in establishing and maintaining healthy, actively growing turf grass. The desires and budget of the individual owner/ HOA often dictate the level of fertility management. Integrated Pest Management (IPM) is part of each property for Prince and Sons. This method will include reducing pest management expenses, conserving energy, and reducing the risk of exposure to people, animals, and the environment. Its main goal, however, is to reduce pesticide use by using a combination of tactics to control pests, including cultural, biological, genetic, and chemical controls.

4 **The Maintenance Team** will continuously serve your property with the same crew leaders and team to provide a clean, professional, and healthy appearance to the property that will improve the enjoyment of the residences and property values.
Mowing is an important maintenance operation. Mowing at the correct height increases turf density and root health and suppresses weeds. A dense turf impedes storm water runoff. A healthy root system ensures that water and nutrients are absorbed and not wasted. Fewer weeds mean less need for herbicides. Clean, well-kept, weed-free mulch beds and properly manicured landscape plants/ trees will be part of any maintenance plan. Seasonal color is always a nice touch.



REFERENCES

Winter Garden Village

Prince and Sons is a professional, consistent, and reliable landscape maintenance company. They always leave the jobs clean and complete. The health of our plants has consistently improved as P&S has properly maintained, fertilized and irrigated. What may separate them more than anything is their customer service. They are accommodating, respectful, and responsive to our needs.

We highly recommend Prince and Sons for all of your landscaping, irrigation, and maintenance needs.

Kerri A. Ryan, LEED GA Director of Property Management SITE Centers Corp.



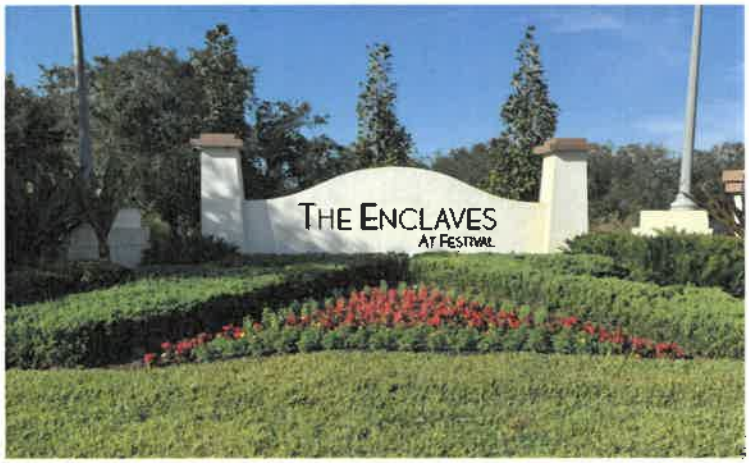


Bonnet Springs Park

I am pleased to recommend Prince & Sons for their exceptional landscape maintenance and installation services. Ian, Lucas, and the entire team consistently deliver high-quality work and keep Bonnet Springs Park looking great year-round. They are very reliable, open to dialog/feedback, and strive to keep us satisfied as clients. We greatly value the relationship that we have with Prince & Sons.

Josh Henderson
CEO, Bonnet Springs Park





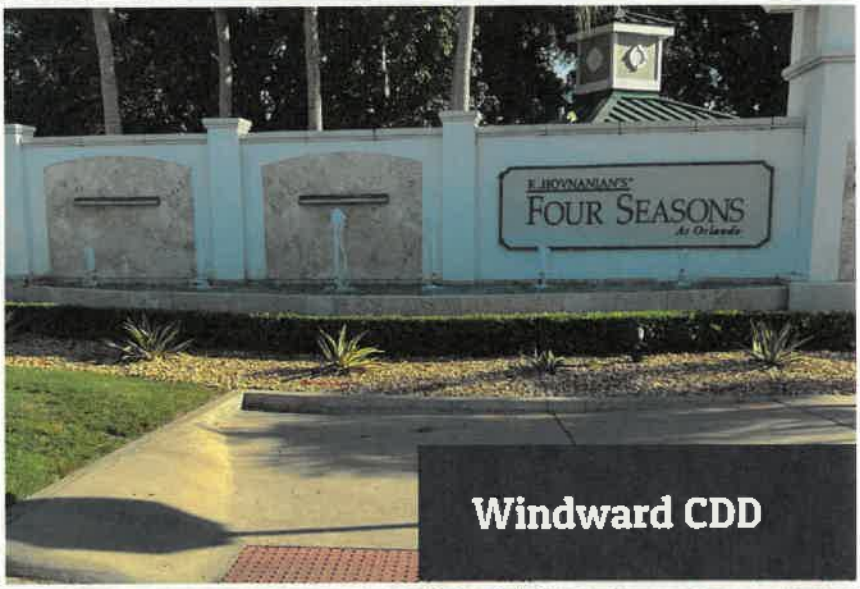
Festival





Riverstone





Windward CDD





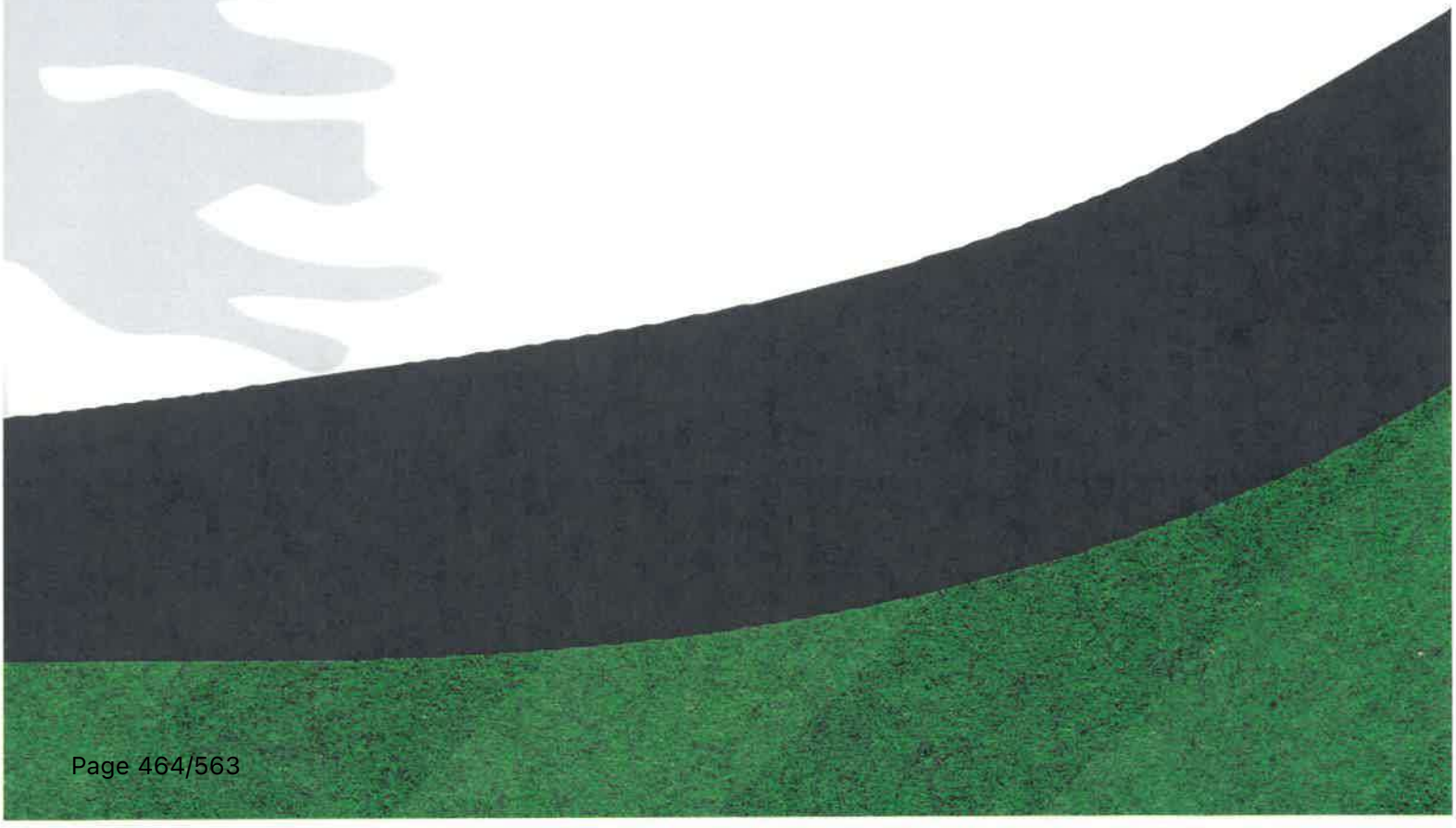
EverBe







MAINTENANCE PROPOSAL



Project Manual for
Request for Proposals for
Landscape and Irrigation Maintenance Services

DG Farms
Community Development District
Hillsborough County, Florida

Manual dated: December 29, 2025

Table of Contents

List of RFP Documents:

1. Request for Proposals (serves as newspaper ad)
2. Instructions to Proposers
3. Scope of Services
4. Maintenance Map
5. Evaluation Criteria
6. Official Bid Proposal Form
7. Proposed Form of Agreement
8. Combined Affidavit for Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion and Anti-Human Trafficking

DG Farms Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The DG Farms Community Development District (the "**District**") hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, December 29, 2025 at 9:00 a.m. (EST)**. The Project Manual will be available by emailing the District Manager, Andy Mendenhall at Andy@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manuel and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the DG Farms CDD project, with verifiable references on those projects.

There will be a mandatory pre-proposal meeting on Monday, January 12, 2026, at 10:00 a.m. at Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701. All questions relative to this project must be directed in writing to the District Manager, Andy Mendenhall at Andy@hikai.com. **The deadline for submitting questions relative to this project is Monday, January 19, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Monday, January 26, 2026**, at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Manager, Andy Mendenhall at Andy@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Manager within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

DG Farms Community Development District
Andy Mendenhall, District Manager
Run Date: Friday, December 26 – Business Observer

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Instructions to Proposers
Landscape & Irrigation Maintenance Services RFP
Hillsborough County, Florida

1. **General Information.** The Board of Supervisors ("**Board**") of the DG Farms Community Development District ("**District**") is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis ("**Proposals**"). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Project Manual**. The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report. The Project Manual will be available at the date and time specified in the Request for Proposals.

3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.

4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the "**Scope of Services**" included in the Project Manual for the locations highlighted in yellow in the **Maintenance Map** also included herein, as well as any addenda issued by the District Manager prior to the submission of Proposals.

5. **Mandatory Pre-Bid Meeting.** A mandatory pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
    a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
    b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Manager. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Manager to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Manager. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.

Proposer Name PRINCE AND SONS, INC

Street Address 200 SOUTH F ST.

P. O. Box (if any) _____

City HAINES CITY State FL Zip Code 38443

Telephone (863) 422-5207 Fax no. _____

1st Contact Name LUCAS MARTIN Title VICE PRESIDENT

2nd Contact Name JAMES SMITH Title OPERATIONS MANAGER

Parent Company Name (if any) NA/ Family Owned

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address 9513 US 92 East

P. O. Box (if any) _____

City Tampa State FLORIDA Zip Code 33610

Telephone _____ Fax no. _____

1st Contact Name LUCAS MARTIN Title VICE PRESIDENT

2nd Contact Name JAMES SMITH Title OPERATIONS MANAGER

1. **Personnel**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Lucas Martin	20	Vice President	Landscape Maintenance Division
2. James Smith	17	Operations Manager	Field Operations
3. Harold Simmons	25	Branch Manager- Tampa	Manage Tampa Branch
4. Fabian Almanza	15	Account Manager	Managing Crew on Site
5. Anthony Sandretto	12	Agronomy	Fert & Pest Manager

Proposed Staffing Levels

Landscape Maintenance and Irrigation staff will always include, at a minimum; 6 X 2 Days laborers, 1 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Harold Simmons	25	Branch Manager/ BMP	Manage Tampa Branch
2. Anthony Sandretto	12	Agronomy/ Certified Pest Control Operator	Fert & Pest Manager
3. Jerry Roberson	35	State Irrigation License	Irrigation Department Manager
4. Fabian Almanza	15	Account Manager/ BMP	Managing Crew on Site

2. **Experience**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: **BONNET SPRINGS PARK/ LAKELAND**

   Contact: **Josh Henderson**

   Contact Phone: **(352) 362-7712**

   Project Type/Description: **160 Acre USA TODAY National Park of the Year**

   Dollar Amount of Contract: **$900,000**

   Your Company's Detailed Scope of Services for Project:

   Full maintenance, fertilization, enhancements, irrigation inspections/ repairs, tree services

   Duration of Contract: START DATE: **4/1/2024** END DATE: **CURRENT**

2. Project Name/Location: **Lakeside Preserve CDD/ LAKELAND**

   Contact: **Kwame Jackson/ PFM**

   Contact Phone: **(407) 723-5946**

   Project Type/Description: **Full service CDD**

   Dollar Amount of Contract: **$195,000**

   Your Company's Detailed Scope of Services for Project: **Full maintenance, fertilization, enhancements, irrigation inspections/ repairs, tree services**

   Duration of Contract: START DATE: **3/1/2022** END DATE: **CURRENT**

3. Project Name/Location: **DUPREE LAKES CDD/ LAND O'LAKES**

   Contact: **Marshall Tindall/ GMS**

   Contact Phone: **(407) 346-2453**

   Project Type/Description: **Full service CDD**

   Dollar Amount of Contract: **$320,000**

   Your Company's Detailed Scope of Services for Project: **Full service CDD**

Experience cont.

Duration of Contract: START DATE: 6/1/2025 END DATE: Current

4. Project Name/Location: North AR-1 of Pasco CDD (Angeline)/ Land O'Lakes

Contact: Valerie Gutterridge/ Kai

Contact Phone: (239) 253-1228

Project Type/Description: Full service CDD

Dollar Amount of Contract: $500,000

Your Company's Detailed Scope of Services for Project:

Full maintenance, fertilization, enhancements, irrigation inspections/ repairs, tree services

Duration of Contract: START DATE: 11/1/2025 END DATE: Current

5. Project Name/Location: West Side Haines City CDD

Contact: Marshall Tindall/ GMS

Contact Phone: (407) 841-5524

Project Type/Description: Full service CDD

Dollar Amount of Contract: $330,000

Your Company's Detailed Scope of Services for Project:

Full maintenance, fertilization, enhancements, irrigation inspections/ repairs, tree services

Duration of Contract: START DATE: 11/1/2024 END DATE: Current

Project Name/Location: **Towne Park 2 CDD/ LAKELAND**

Contact: **Allen Bailey/ GMS** Phone: **(407) 460-4424** $ amt.: **$250,000**

Your company's Scope of Services for Project: **Full service CDD**

Duration of Contract: START DATE: **2/1/2022** END DATE:**Current**

7. **Questions should be Directed to District Manager.** Any questions relating to the Project Manual should be directed, in writing, to the District Manager via email at Andy@hikai.com. The deadline for submitting questions relative to this project is stated in the Request for Proposals.

8. **Submittal Requirements.** Each Proposal shall include the following information:
    a. **Official Proposal Form.** This solicitation includes an Official Proposal Form. Such form is to be filled out and executed completely.
    b. **Company Information**
        i. Name of company (including any "Doing Business As" names)
        ii. Headquarters/parent company locations
        iii. Office locations and total number of employees at each
        iv. Local address and telephone number
        v. Brief history of the company, including years in business and core service areas
        vi. Organization chart of company
        vii. Proof of applicable insurance indicating the types of coverage and limits for general, property automobile liability insurance, and worker's compensation insurance required by the Agreement.
    c. **Description of Approach to Services.** A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein. As part of the narrative, Contractors shall also include a photo narrative of any concerns they may have regarding the current landscape conditions within the project limits. This photo narrative must also include verbiage regarding their concern.
    d. **Qualifications and Staffing**
        i. Number of CDDs represented by the proposer.
        ii. Provide a narrative description of the proposer's approach to providing the services as described in the Scope of Services.
        iii. Why the proposer is the best qualified to perform the Scope of Services
            1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
        iv. A description of the proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting the quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
        v. List position or title and corporate responsibilities of key management or supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
    e. **Cost of Additional Services.** A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
    f. **References.** All proposers must submit a list of at least 3 references for projects of similar size and scope to include:
        i. Client entity name
        ii. Location (preferably within close proximity to the District)
        iii. Description of work performed
        iv. Length of service
        v. Contact person's name, address, email, and telephone number
    g. **Termination History.** A list of proposer's three most recent terminations with brief explanations (include entity name, date of termination and reason).
    h. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.

9. **Submittal of Proposals.**
    a. Submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) emailed PDF copy of the required proposal (bearing the name of the Proposer, the name of the District, and identifying the project on the outside of the envelope). Each Proposer shall submit and deliver a complete proposal compliant with all requirements to the District Manager, at the physical address or emails address identified in the Request for Proposals by the date and time included in the Request for Proposals. All bids will be opened shortly after the proposal deadline.
    a. Proposals will be securely kept and will not be opened until after the submission deadline.
    b. Proposals submitted after the deadline for delivery will be rejected.

10. **Proposal Duration and Withdrawal of Proposal.**
    a. Proposals may be withdrawn by providing written notice if received by the District prior to the time and date specified in the Request for Proposals for submission of the proposals.
    b. All proposals shall be in force for a period of 90 days after the proposal deadline. During this time, all provisions of the Proposal must be in effect, including prices.
    c. Proposers may not withdraw or modify their proposals after the deadline for submittal.
    d. Negligence on the part of the Proposer in preparing their proposal confers no right of withdrawal or modification of their proposal after the deadline for submittal.

11. **Right to Waive Mistakes and Variations.**
    a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
    b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
    c. The District further reserves the right to request supplementation of any or all Proposals.

12. **Method of Selection, Award, and Right to Reject.**
    a. The Board will meet at a publicly noticed meeting and collectively as a group review and rank the proposals in accordance with the Evaluation Criteria. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.
    b. Proposers may attend the Board meeting on **Monday, February 9, 2026 at 6:00 p.m** at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, FL 33701, where the Board plans to review the proposals.
    c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
    d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
    e. Notice of the award, including rejection of some or all bids, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."
    f. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiations are successful.

13. **No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.

14. **Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.

15. **Protests.** Any firm or person who is affected adversely by a District decision to award an Agreement shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision. A complete copy of the District's Rules of Procedures is available for review at the office of the District Manager.

16. **Term and Renewal.** The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

17. **Required Disclosure:**
    a. **License and Permit Requirements:** For the purpose of complying with Florida Statue 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.
    b. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
    c. **Scrutinized Companies**: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
    d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
    e. **Public Records:**
        i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
        ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
    f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the Districts own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its

sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control
Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water
Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation
There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement
Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching
Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning
Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization
Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control
Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering
Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall

be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

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

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

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.

5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATIONS

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.

B. Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

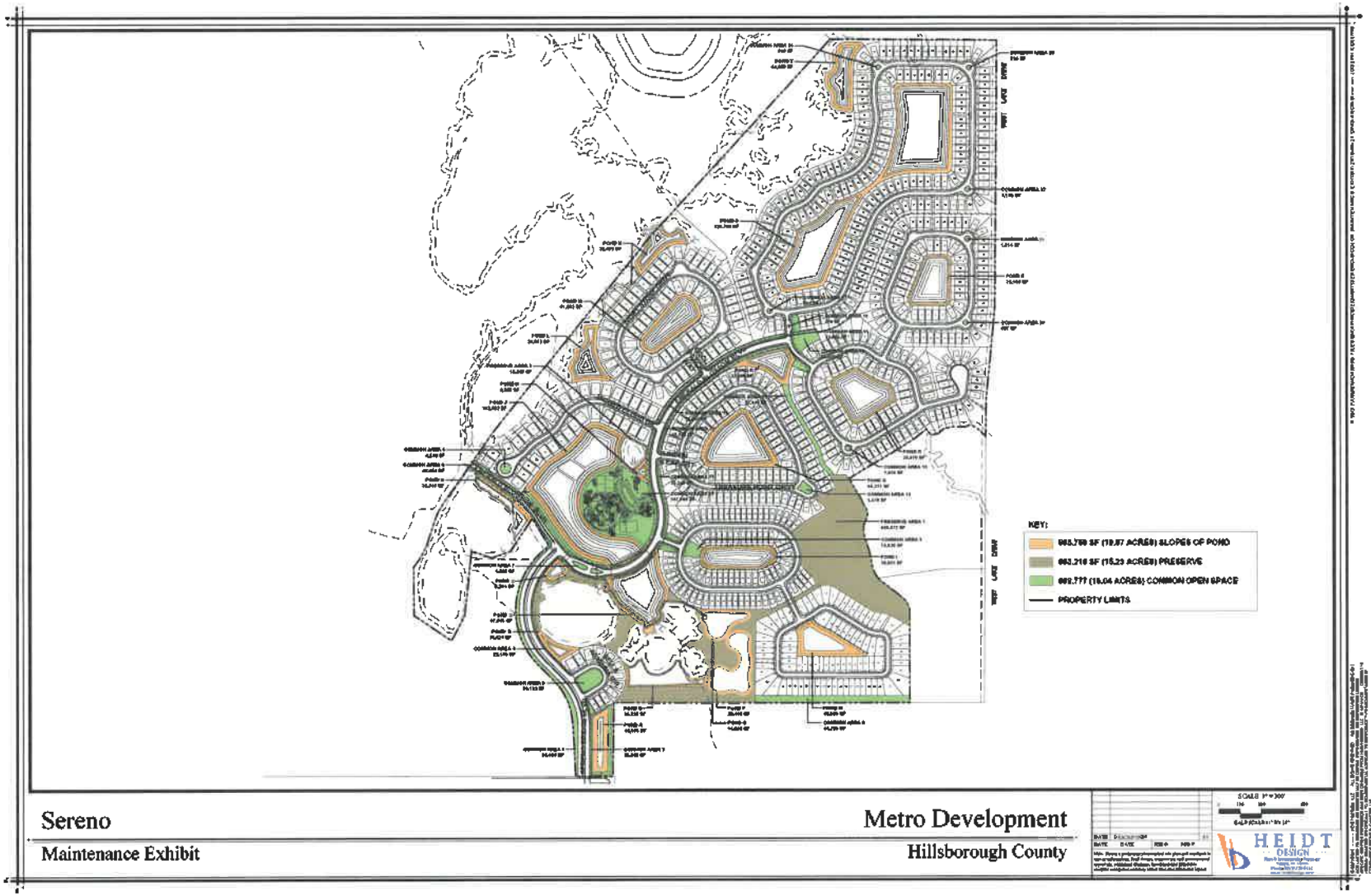
The contractor shall follow all provisions of the Hillsborough County Fertilizer Application code (Chapter 42, Article IV of the Code of Ordinances for Hillsborough County), as they may be amended from time to time. It is further recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. Highlights of that rule are listed below.

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

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is

determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

[END OF SECTION]



Sereno

Maintenance Exhibit

Metro Development

Hillsborough County

HEIDT DESIGN

DG Farms Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP

1.	**Location and Personnel**	**25 Points**

Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2	**Experience and Available Equipment**	**20 Points**

Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	**Understanding of the RFP and Scope of Services**	**25 Points**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	**Price**	**30 Points**

A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of $200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of $250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. (200,000/250,000) x 30 = 24.

Total Possible Points for Each Bidder's Proposal	**100 Points**

DG Farms Community Development District

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: **PRINCE & SONS**

In accordance with the solicitation of proposals issued by the DG Farms Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	SECTIONS 1-5 PRICING	$ 183,984
2. Shrub And Groundcover Maintenance		$
3. Tree Maintenance		$
4. Mulch Maintenance in Tree and Shrub Beds		$
5. General Site Maintenance: Trash And Debris Disposal		$
6. Irrigation System Maintenance		$ 18,600
Total Yearly Cost for the first year of the above items		$ 202,584

Additional Services:

7. Seasonal Color	$ 2.50	(per 4" annual)
Irrigation Hourly Rate for items not included in the Scope of Services:	$ 65	

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: **LUCAS MARTIN**

Title of Authorized Signatory of Proposer: **VICE PRESIDENT**

Signature of Authorized Signatory of Proposer: Lucas Martin

Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking

[Request for Proposals for Landscape and Irrigation Maintenance Services]
DG Farms Community Development District

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: **PRINCE & SONS**

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher that the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the DG Farms Community Development District.
18. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the named firm understand and acknowledge that the above representations are material and important, and will be relied on by the DG Farms Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work. Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Lucas Martin

Signature of Authorized Signatory of Proposer

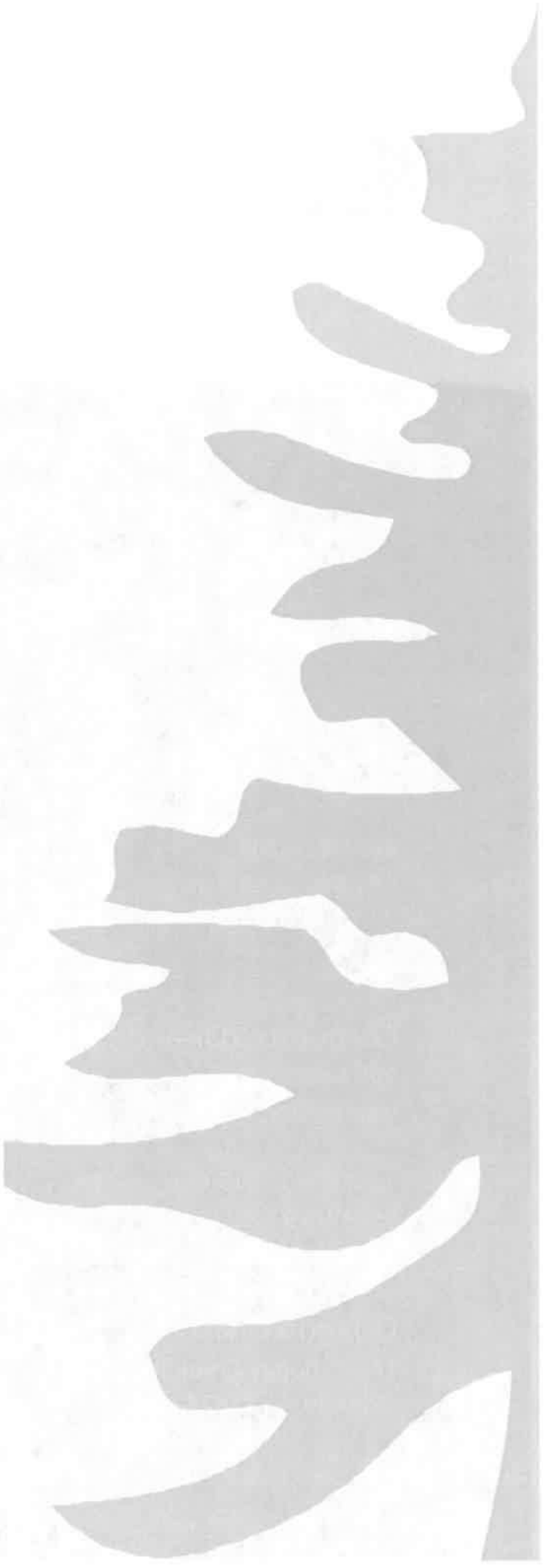
Sworn before me on this 23rd day of January, 2026

Lisa Fowler

Notary Public Signature



Notary Stamp



PRINCE & SONS INC.

Contact Us

863-422-5207
info@princeandsonsinc.com

Corporate (Orlando/Polk County)
200 South F Street
Haines City, FL 33844

Tampa Division
9513 US 92 East
Tampa, FL 33610

Orlando Division
14645 Boggy Creek Rd.
Orlando, FL 32824

EXHIBIT 18

AGENDA

ESTIMATE

10 Minute Locksmith
8870 N Himes Ave Suite 244,
Tampa, FL 33614
info@10minutelocksmith.com
(813) 279-2727

Estimate #	1105
Date	Mon Mar 02, 2026
Total	$2,809.00

Prepared For:
Luis Martinez Kai Management - DG Farms CDD
16568 Emerald Blossom Blvd
Wimauma, Florida 33598
(813) 765-9075
luis@hikai.com

Description	QTY	Price	Amount
Commercial Lever Trim Handle Master Key	9	$195.00	$1,755.00
Commercial Deadbolt Master Rekey	6	$95.00	$570.00
Commercial Door Knob Master Rekey	1	$95.00	$95.00
Commercial Lever Trim Repair	3	$90.00	$270.00
Commercial Latch guard (Cover Plate)	1	$119.00	$119.00
		Sub total	$2,809.00
		Total	$2,809.00

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

Thank You For Your Business

EXHIBIT 19

AGENDA

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED DISTRICT FACILITIES AND CLUBHOUSE AMENITY POLICIES FOR FACILITIES RENTALS; AMENDING RENTAL FEES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The DG Farms Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates certain amenity facilities;

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to adopt rate and fee schedules for its facilities and services;

WHEREAS, the Board held a noticed public hearing on March 9, 2026, to receive public comment on the proposed amendments to the District Facilities and Clubhouse Amenity Policies and associated rental fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Amenity Policies attached hereto as **Exhibit "A"** are adopted by the District.

2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded, and repealed.

3. **Severability**. If any section or part of a section of this Resolution is 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.

4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on March 9, 2026.

Attest:	**DG Farms Community Development District**
By:_____	By:_____
Print Name: _____	Print Name: _____
Secretary / Assistant Secretary	□ Chairperson / □ Vice Chairperson

Exhibit A

DG FARMS
COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Amended on March 9, 2026

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Part I. Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and _____ at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the DG Farms Community Development District adopted the following rules to govern rates for the District's Amenities.

A. INTRODUCTION.

This rule addresses various rates, fees and charges associated with the Amenities.

B. DEFINITIONS.

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in Part II. Amenities Policies of DG Farms Community Development District, as amended from time to time.

C. ANNUAL USER FEE.

For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

D. RESERVATION RATES FOR AMENITY CENTER.

Any Patron wishing to have the exclusive use of any area within the amenity center must pay the appropriate fee and submit a security deposit in the amounts set forth in Table 1 below.

Table 1 - Reservation Rates for Amenity Center Areas[1]

Area	Rental Fee	Deposit
Event Lawn	$50.00 for up to 4 hours	$300.00
Covered Patio at Pool	$50.00 for up to 4 hours	$300.00
Cabanas Pool side	$50.00 for up to 4 hours	$300.00

E. ACTIVITY AND PROGRAM RATES.

Activity program prices charged on an activity by activity basis. Program coordinator to present program calendar to the board at a public meeting.

F. MISCELLANEOUS FEES.

Miscellaneous fees are set forth in Table 2 below.

Table 2 - Miscellaneous fees

Item	Fee
Access Cards/Key Fobs (**two** per Patron's Household)	Free
Additional Access Cards/Key Fobs	$25.00 per access card/fob
Replacement of Damaged, Lost, or Stolen Access Card/Key Fob	$25.00 per access card/fob
Guests Staying On Property Fee for Amenity Center and Pool	Free
Guests not Staying On Property Fee for Amenity Center and Pool	$10.00 per day per person
Insufficient Funds Fee (for submitting an insufficient funds check)	$30.00

[1] Note: Patrons must be current on assessments or annual user fee in order to rent covered patio areas.

G. SPECIAL PROVISIONS.

1. After-Hours Events.

All rental fees are increased by $25 for each hour past normal operating hours.

2. Homeowner's Association and Master Developer Meetings.

Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Any events hosted by the Master Developer are permitted for free, subject to availability.

3. Additional Costs.

The District at a public meeting may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

H. ADJUSTMENT OF RATES.

Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public hearing any of the fees set forth in the District's Rule for Amenities Rates to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interest of the District. The Board may also in its discretion authorize discounts for certain services.

I. PRIOR RULES & POLICIES.

The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.

J. SEVERABILITY.

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

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2015)

Part II. Amenities Policies

In accordance with Chapter 190 of the Florida Statutes, and on _____ at a duly noticed public meeting, the Board of Supervisors of the D G Farms Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

A. DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card, fobs OR keys issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and may include, but not specifically be limited to, the District's amenity center, swimming pool, playground (tot-lot), pickle ball courts, golf cart paths, picnic areas, walking trails, dog park, and shuffle board courts together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all policies of the District relative to the Amenities, as amended from time to time.

"Amenity Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Rule for Amenities Rates.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the DG Farms Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"**Family"** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together

with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

"Guest" – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

"Non-Resident" – shall mean any person that does not own property within the District.

"Non-Resident Patron" – shall mean any person or Family not owning property in the District who is paying the Annual User Fee and is current in the payment of all other dues and fees to the District.

"Resident Patron" – shall mean Residents, and Renters.

"Patron" – shall mean any person or Family who is paying the Annual User Fee whether resident, renter or non-resident and is current in the payment of all other dues and fees to the District.

"Person" – shall mean an individual, or legal entity recognized under Florida law.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person or Family owning property within the District.

B. AUTHORIZED USERS

1. Generally.

Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

2. Residents.

A Resident must pay the Annual User Fee and be current in payment of all dues applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. In order to be considered current in payment, residents must remit payment by July 31st. Amenity rights will be suspended for residents that are not current in payment. Payment of the Annual User Fee entitles the Resident to use the

Amenities for one full fiscal year of the District.

3. Non-Residents.

A Non-Resident Patron must pay up front the total twelve (12) month Annual User Fee and be current in payment of all dues applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of registration. Amenity rights will be cancelled if subsequent Annual User Fee payments are not paid within 90-days of the anniversary date.

4. Renter's Privileges.

Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the co-beneficial users of the Resident's privileges to use the Amenities.

(a) A Renter who is designated as the co-beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.

(b) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.

(c) Renters shall be subject to all rules and policies as the Board may adopt from time to time.

5. Guests.

Except as otherwise provided for herein, each Patron who is at least sixteen years of age may bring a maximum of four guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

6. Registration / Disclaimer.

In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as **Attachment A,** and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Attachment B.**

All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.

C. ACCESS CARDS OR KEY FOBS

1. Use of Access Cards or Key Fobs.

Patrons can use their Access Cards, keys, key fobs or key pad with code number to gain access to the Amenities. Upon arrival at the amenity center, Patrons will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an access card to another person to allow him or her to use the Amenities.

2. Issuance of Access Cards or Key Fobs.

Each Patron will receive two Access Cards or fobs upon registration with the District. Residents will receive access from builder at home closing, and non-residents will receive access after the Annual User Fee is paid. For Families, each Patron may obtain additional Access Cards or fobs for any member of a Patron's Family who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of four (4) cards/fobs per Family, and subject to payment of any applicable fees.

3. Non-Transferrable.

Access Cards or fobs are the property of the District and are non-transferable except in accordance with the District's rules and policies.

4. Lost or Stolen Cards or Fobs.

All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards or fobs.

D. FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. Patrons Only.

Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation.

2. Amenities Available for Rental:

The following Amenities are available for rental:

(a) Outdoor covered patio area. Patrons may reserve only one outdoor covered patio area per day.

3. Payment & Registration.

At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement (Attachment C).

4. Rates and Deposits.

The rental rates and deposits for use of the Amenities are as set forth in the District's rules. To receive the full refund of the deposit within 10 days after the event, the renter must:

(a) Remove all garbage, place in dumpster and replace garbage liners;
(b) Take down all decorations or event displays; and
(c) Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Computation of Rental Time.

The rental time period is inclusive of set-up and clean-up time.

6. Duration of Events.

Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, unless previously authorized by the District and no after hours events shall extend past midnight. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

7. Available Hours.

The Amenities may be rented for parties and events during normal operating hours. Additionally, the amenity center may be rented after hours and until midnight. All parties and events, including clean-up, at the amenity center must conclude by midnight.

8. Capacity.

The amenity center capacity limit shall not be exceeded at any time for a party or event. The capacity limit per outdoor covered patio area is 50 individuals.

9. Noise.

The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

10. Insurance.

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors is to be named on these policies as an additional insured party.

11. Cancellation.

If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.

E. COMMUNITY PROGRAMMING

1. Resources.

The District may offer from time to time a variety of programs and activities designed to meet the needs and enjoyment of community members of all ages, interests and skill levels. If a program or activity is offered, its format will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via a community bulletin board, District website or homeowner's association community website.

2. Patrons and Guests Only.

Unless otherwise directed by the District, programs will be open to Patrons and

their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

3. Registration.

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

4. Programs and Activities.

All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the District. No outside (i.e., third party) instructors are allowed.

5. Cancellation by the District.

The District will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account.

6. Refunds.

Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline, “no shows”, or after a program begins may not be approved.

F. GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

1. Emergencies.

After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at 813-374-9105.

2. Hours of Operation.

All hours of operation of the Amenities will be established and published by the District. The amenity center will be open year-round. The District may restrict

access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

3. Additional Guidelines

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

(a) ***Registration and Access Cards or Keys.*** All Patrons must sign-in and have their assigned access card, key or key pad code upon entering the amenity center. Cards and codes are only to be used by the Patron to whom they are issued.

(b) ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.

(c) ***Minors.*** Except as otherwise stated herein, children under sixteen (16) years of age must be accompanied by an adult aged eighteen (18) or older.

(d) ***Attire.*** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the restroom areas.

(e) ***Food and Drink.*** Food and drink will be limited to designated areas only.

(f) ***Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.

(g) ***No Smoking.*** Smoking is not permitted in any building, or enclosed or fenced area, including but not limited to the amenity center, fitness stations, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptacles.

(h) ***Pets.*** With the exception of service animals, pets are not permitted, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.

(i) ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by

the District or at any of the Amenities within District unless they are owned by the District.

(j) ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.

(k) ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.

(l) ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.

(m) ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.

(n) ***Profanity.*** Loud, profane or abusive language is prohibited.

(o) ***Horseplay.*** Disorderly conduct and horseplay are prohibited.

(p) ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.

(q) ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

(r) ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.

(s) ***Firearms.*** Firearms or any other weapons are not permitted in any of the Amenities.

(t) ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.

(u) ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.

(v) ***Surveillance.*** Various areas of all Amenities may be under twenty-four (24) hour video surveillance.

(w) ***Grills.*** Grills are not permitted on public areas, except during approved events.

(x) ***Bounce Houses.*** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District.

Proof of liability insurance acceptable to the District shall also be required.

(y) ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones is limited while in the amenity center. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the amenity center.

(z) ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

4. Pool Area

The following policies apply to the District's pool:

(a) ***Swim at Your Own Risk.*** The pool areas are not supervised during operating hours.

(b) ***Operating Hours.*** The pool is open dawn to dusk. No one is permitted in the pool at any other time unless a specific event is scheduled.

(c) ***Supervision of Children.*** Children 12 years and younger must be accompanied by an adult at least 18 years of age at all times for usage of the pool.

(d) ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.

(e) ***Food and Drink.*** Alcoholic beverages are not permitted. Food is not permitted, except for special events and reservation events. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. Notwithstanding any of the foregoing, no food or beverages are ever permitted in the pool or on the pool wet deck area, and instead when permitted, food and beverages must be kept only in designated areas.

(f) ***Horseplay.*** No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

(g) ***Diving.*** Diving is strictly prohibited at the pool.

(h) ***Noise.*** Except at approved events, radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.

(i) ***Aquatic Toys and Recreational Equipment.*** Aquatic toys and equipment are not permitted in the pool and pool slide. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys

for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.

(j) ***Entrances.*** Pool entrances must be kept clear at all times.

(k) ***Railings.*** No swinging on ladders, fences, or railings is allowed.

(l) ***Pool Furniture.*** Pool furniture is not to be removed from the pool area and returned after use.

(m) ***Chemicals.*** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.

(n) ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.

(o) ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.

(p) ***Prevention of Disease.*** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.

(q) ***Swim Diapers.*** Parents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.

(r) ***Pollution.*** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

(s) ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.

(t) ***Pool Closure.*** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.

(u) ***Weather.*** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or

sighting lightning, or when instructed to do so by the staff.

(v) ***Swim Instruction.*** Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.

5. Patio, Picnic Areas, and Outdoor Areas

The following policies apply to the patio, picnic areas and other outdoor areas:

(a) ***First Come Basis.*** The pool side cabanas are available for use by Patrons and Guests only on a first come first serve basis. The Event Lawn and patio areas may only be reserved for a program or event approved by the District.

(b) ***Vehicles.*** No bicycles, scooters, skate boards, or other equipment or vehicles with wheels are permitted.

(c) ***Skateboards, Etc.*** Bikes, rollerblades, skateboards and equipment with wheels are prohibited.

(d) ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.

(e) ***Pets.*** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.

(f) ***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.

(g) ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.

(h) ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

6. Lake or Pond Areas

The lakes and ponds throughout the community are not designed for swimming or boating, but may be used by Patrons and Guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds through the proper access points and not trespass upon a resident's property. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch, so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

(a) Please be respectful of the privacy of the residents living near the ponds.

(b) Children under the age of sixteen must be accompanied by adults when fishing.

(c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish walk or ride bicycles to the ponds.

(d) Do not leave fishing poles, lines, equipment or bait unattended. Do not leave any litter. Fishing line is hazardous to wildlife.

(e) Do not feed the wildlife anything, ever.

(f) Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.

(g) Swimming is prohibited in all ponds on District property.

(h) No watercrafts of any kind are allowed in any of the ponds on District property.

(i) Licensing requirements from other governmental agencies may apply. Check the regulations.

7. Playground and Tot Lots

The community provides playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

(a) Patrons and Guests may use the playgrounds at their own risk.

(b) Adult supervision (eighteen years and older) is required for children under the age of twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

(c) Proper footwear is required and no loose clothing especially with strings should be worn.

(d) The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.

(e) No food, drinks or gum are permitted at the playground.

(f) No pets of any kind are permitted at the playground.

(g) No glass containers are permitted at the playground.

(h) No jumping off from any climbing bar or platform.

(i) Profanity, rough-housing, and disruptive behavior are prohibited.

(j) If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

8. Pickle Ball Courts

The community provides pickle ball courts for Patrons and Guests to enjoy. The following policies apply:

(a) Patrons and Guests may use the pickle ball courts at their own risk.

(b) The pickle ball courts are open 8 am to 9 pm.

(c) If others are waiting, then limit to 1 game to 11 points.

(d) Adult supervision (eighteen years and older) is required for children under the age of twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

(e) Players should show courtesy to players on other courts. Do not cross through courts during play. Horseplay, profanity, and disruptive behavior are prohibited.

(f) These courts are used for recreational play and for programs and activities approved by the DG Farms Community Development District. All court use for leagues, tournaments, and specific events must be approved by the District.

(g) Players should wear appropriate attire. Tennis shoes are required. No street shoes are allowed.

(h) Players are not permitted to play when rain has made courts unplayable.

(i) No bicycles, strollers, scooters, roller skates, roller blades or skate boards, or similar equipment is allowed on courts.

(j) No food, drinks or gum are permitted on courts.

(k) No pets of any kind are permitted on courts.

(l) No glass containers are permitted on courts.

(m) If someone gets hurt, notify the District immediately.

9. Dog Park

All references to the word "Guardian(s)" in these Dog Park rules shall mean a Patron or Guest that is the owner, custodian and/or caretaker of the dog(s). The community provides a dog park for Patrons and Guests to enjoy with their dog(s). The following policies apply:

(a) The dog park is open from dawn to dusk.

(b) Enter this park at your own risk. District staff does not actively supervise the use of the dog park area; anyone using the area does so at his/her own risk. Guardians agree that by using the dog park they are assuming the full risk of any injuries, damages, or loss connected with or associated with use of the dog park. Owners (and in some cases, Guardians) are legally and financially responsible for their dogs and any injuries, damage or loss caused by them.

(c) Dogs that are dangerous or aggressive are prohibited. Dogs showing aggression towards people and/or other dogs will be removed from the park.

(d) All Guardians must have proof of their dog's current rabies vaccination and license. The Bordetella vaccination for your dog is also encouraged.

(e) Children must be at least 6 years of age and accompanied by a parent or guardian to enter the park. Children 6-15 years old must be accompanied by an adult and must have a dog to enter the dog park area.

(f) Puppies under four months old are not permitted in the park for their safety and health.

(g) Limit three dogs per person per visit.

(h) Dogs in heat are not allowed.

(i) Please pick up after your dog and dispose of feces in the designated containers.

(j) Dogs must be on a leash when entering and exiting the dog park. Guardians must carry a leash for each dog while inside the dog area and the dogs must be under voice command at all times.

(k) Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times. No spiked or pronged dog collars are allowed.

(l) Animals other than dogs are not allowed.

(m) Leaving dogs unattended is prohibited. All Guardians must remain in the park with their dog(s) at all times.

(n) Guardians shall not abandon their dog(s) in the park in accordance with Florida State Statute 828.13

(o) Dogs that bark persistently are a nuisance and will be removed from the premises.

(p) If your dog is annoying or provoking other dogs or persons, then you and your dog must leave the dog park

(q) Mounting can initiate a potentially harmful situation. The Guardian of any dog displaying mounting behavior must immediately leash and remove the dog from the situation.

(r) Guardians must stop dogs from digging and must immediately fill all holes caused by the dog.

(s) Climbing on or over the fence is not permitted as well as dogs jumping from one side to the other inside of the dog park.

(t) No smoking, food (dog or human), or raw hides allowed in the dog park. Guardians must use caution when bringing dog toys to the park since fights could erupt.

(u) No alcoholic beverages or glass containers are allowed in the park.

(v) The District has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special

events, or for the public's safety and/or health.

(w) District personnel, Animal Services personnel, and authorized Dog Park volunteers have the authority to enforce rules. Violation of the rules may result in suspension of the Guardian and/or the dog from the dog park.

10. Golf Carts and Paths

The community provides golf cart paths for Patrons and Guests to enjoy. The following guidelines apply:

(a) Golf carts may be operated only between the hours of sunrise and sunset.

(b) The golf cart must be registered with applicable local and state authorities, and display any permit issued.

(c) Any person who drives the golf cart must possess a valid operator's license if applicable and be at least 16 years of age.

(d) Any person who drives the golf cart must comply with all applicable local and state laws regarding the requirements and usage of safety belts and child restraint equipment.

(e) Golf carts are not allowed on the sidewalks.

(f) Any person who drives a golf cart must obey all local and state traffic laws, including parking regulatlons.

(g) Golf carts may not carry more passengers than the maximum number for which the golf cart was designed.

(h) Golf carts must be equipped with headlights and windshield.

(i) Golf cart owners must comply with applicable state laws pertaining to insurance requirements.

11. Shuffle Board Courts

The community provides suffle board courts for Patrons and Guests to enjoy. The following policies apply:

(a) Patrons and Guests may use the shuffle board courts at their own risk.

(b) The shuffle board courts are open 8 am to 9 pm.

(c) If others are waiting, then limit to 1 game to 75 points.

(d) Adult supervision (eighteen years and older) is required for children under the age of twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

(e) Players should show courtesy to players on other courts. Do not cross through courts during play. Horseplay, profanity, and disruptive behavior are

prohibited.

(f) These courts are used for recreational play and for programs and activities approved by the DG Farms Community Development District. All court use for leagues, tournaments, and specific events must be approved by the District.

(g) Players should wear appropriate attire.

(h) Players are not permitted to play when rain has made courts unplayable.

(i) No bicycles, strollers, scooters, roller skates, roller blades or skate boards, or similar equipment is allowed on courts.

(j) No food, drinks or gum are permitted on courts.

(k) No pets of any kind are permitted on courts.

(l) No glass containers are permitted on courts.

(m) If someone gets hurt, notify the District immediately.

G. PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities.

H. USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other

expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person,

and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees. For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

I. SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

J. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

K. AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

Part III. Amenities Disciplinary Rule

Law Implemented: ss. 190.011, Fla. Stat. (2015)

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____ at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the DG Farms Community Development District adopted the following rules to govern disciplinary matters at the District's amenities.

A. INTRODUCTION.

This rule addresses disciplinary measures governing the use of the amenities owned and managed by the DG Farms Community Development District.

B. GENERAL RULE.

All persons using the District's amenities are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's amenities.

C. SUSPENSION OF RIGHTS.

The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

(a) Submits false information on any application for use of the amenities;
(b) Permits the unauthorized use of an amenity pass;
(c) Exhibits unsatisfactory behavior, deportment or appearance;
(d) Fails to pay amounts owed to the District in a proper and timely manner as set forth in Part II. Amenities Policies, Section B Authorized Users;
(e) Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool;
(f) Treats the District's supervisors, staff, amenities management, contractors, or other representatives, patrons, residents or guests, in an unreasonable or abusive manner;
(g) Damages or destroys District property; or
(h) Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, patrons, residents or guests.

D. AUTHORITY OF AMENITIES MANAGER.

The Amenities Manager or their designee has the ability to remove any person from one or all amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the amenities for a period not to exceed seven days.

ATTACHMENT A – Amenity Registration Form

Form on the next page.
To PRINT: The Amenity Registration Form is saved in the Community Documents folder of the dgfarmscdd.org website.

DG FARMS CDD (SERENO COMMUNITY) REGISTRATION FORM	
PATRON/RESIDENT/RENTER INFORMATION	
Name:	
Address:	
Email Address (optional):	
Phone (optional – CDD to use only if there is a problem processing request):	
Number of fobs requested:	
FOR OFFICE USE ONLY	
Fob Number(s) Assigned:	Mail Date:
NOTES:	

FEE SCHEDULE	
ITEM	**FEE**
Access Key Fobs (two per Patron Household)	Free*
Shipping and Handling (for mailed requests only)	$10.00 (flat fee regardless of fob quantity)
Additional Access Key Fobs	$25.00 per fob
Replacement of Damaged, Lost, or Stolen Access Key Fob	$25.00 per fob
Insufficient Funds Fee (for an insufficient funds check)	$30.00

*Fobs can be picked up at the District office between the hours of 9:00am and 4:00pm upon receipt of completed Registration Form, proof of DG Farms CDD Residency (deed, current utility bill, Driver's License with DG Farms CDD address) and signed Consent and Waiver **by each member of the household that will use the amenity.** District office address is 15310 Amberly Drive, Suite 175 Tampa, FL 33647. Call the District office at 813-374-9104 for additional information.

For mailed requests:
Shipping and handling fee applies. Mail items listed below to the district office. Following are documents required:

1) Check made payable to DG Farms CDD
2) The completed Registration Form
3) The completed Consent and Waiver Agreement (signature page to be completed by each member of household that plans to use the clubhouse and pool facility). Agreement can be found online at http://dgfarmscdd.org under the Documents Menu in the Community Documents Folder. To reduce postage expense, it is acceptable to mail only the signature page.
4) Proof of DG Farms CDD residency (A copy of your Deed or current utility bill).

For Families, each Patron may obtain additional Access Key Fobs for any member of a Patron's Family who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of four (4) key fobs per Family, and subject to payment of applicable fees. Only checks are accepted. Checks should be made payable to DG Farms CDD. Fobs are mailed to residents within 3 business days of when requests are received. Upon moving out of the community, please return fobs to the District office.

Privacy Disclosure: Under Florida Law, information included in this form becomes part of the public record, available for public record requests.

ATTACHMENT B - Consent and Waiver Agreement

Agreement on the next page.
To PRINT: The Consent and Waiver Agreement is saved in the Community Documents folder of the dgfarmscdd.org website.

DG Farms Community Development District

Consent and Waiver Agreement

Thank you for using the DG Farms Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things an amenity center, swimming pool, playground (tot-lot), pickle ball courts, golf cart paths, picnic areas, walking trails, dog park, and shuffle board courts and participation in any of the District's community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's amenities rules and policies, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

In consideration for Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities. The District reserves the right to terminate the Participant's privilege to participate in the Activities at any time.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a

doctor and hereby assumes all risk and responsibility for participation in the Activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Release of Liability

Any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall release and hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

Rules and Policies

Participant agrees to read and comply with the written rules and policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida. Participant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records under Chapter 119, Florida Statutes and shall be treated as such in accordance with Florida law. If any court proceeding or other action occurs between the parties as a result of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

I ACKNOWLEDGE AND AGREE THAT I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT. IF PARTICIPANT IS A MINOR CHILD, I CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE PARTICIPANT.

DG Farms **Community Development District** **By:**_____ **Name:**_____ **Title:**_____ **Date:**_____	

NOTE: Consent and Waiver Agreement signature page below to be completed by each member of household that plans to use the clubhouse and pool facility.

If Participant is 18 years of age or older	
Participant Name	**Signature**
Participant Name	**Signature**
Participant Name	**Signature**
Participant Name	**Signature**
Participant Name	**Signature**
Date	
Address	

If Participant is 17 years of age or younger	
Child's Name:	**Parent/Guardian Name:** **Signature:**
Child's Name:	**Parent/Guardian Name:** **Signature:**
Child's Name:	**Parent/Guardian Name:** **Signature:**
Child's Name:	**Parent/Guardian Name:** **Signature:**
Date	
Address	
Emergency contact	
Phone	

ATTACHMENT C – Rental Agreement

Agreement on the next page.

To PRINT: The Rental Agreement is saved in the Community Documents folder of the dgfarmscdd.org website

AMENITY CENTER AREAS RENTAL AGREEMENT

This Amenity Center Areas Rental Agreement (this "**Agreement**") is entered into this ____ day of _____, _____ between the DG Farms Community Development District, a special-purpose unit of local government organized pursuant to Chapter 190, Florida Statutes (the "**District**") and the Renter listed below (the "**Renter**").

1. Renter

    a. Name:_____

    b. Address:_____

    c. Phone Number:_____

2. The District owns and operates the Amenity Center Areas, including but not limited to the covered patio areas at the clubhouse.

3. Renter desires to reserve the [ ] covered patio area at clubhouse near pool, [ ] covered patio area at clubhouse across from playground on _____ from _____a.m./p.m. to _____a.m./p.m.

4. Security Deposit
    a. [ ] Applicable (covered patio areas)
        i. A refundable security deposit of $300.00 from Renter has been received. The Amenity Manager will review the checklist listed in the Facility Rental Policies section of the District's Amenities Rules & Policies after the event. With satisfactory completion of all items on the checklist, the deposit will be returned.

5. Rental Fee
    a. [ ] Applicable (covered patio area at the clubhouse)
        i. A non-refundable rental fee of $_____ from Renter has been received.

6. If the Renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.

7. Renter shall not serve or permit any alcoholic beverages to be consumed unless the Board of Supervisors of the District has pre-approved a special event.

8. Renter is responsible for cleanup and restoring the Amenity Center Areas to the original condition immediately following the event.

9. District staff or authorized designees are authorized to end the event if they observe any damage being done to the property or other behavior they deem as reckless or inappropriate.

10. Renter, to the fullest extent of the law, hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on District property in connection with the Rental and further agrees to hold the District harmless from, and will indemnify and defend the District against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly, from the Rental.

11. Renter shall not damage, mar, or in any manner deface the Amenity Center Areas, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Amenity Center Areas. If the Amenity Center Areas, during the term of the Agreement, shall be damaged by the act, default or negligence of the Renter, or of any of the Renter's agents, employees, patrons, guests or any persons admitted to the Amenity Center Areas by the Renter, Renter agrees to pay to the District upon demand all sums as necessary to restore the Amenity Center Areas to its condition prior to the Rental.

12. Renter will comply with all laws, codes, and regulations of the United States, the State of Florida, and Hillsborough County, and Renter will pay any sales taxes or fees due to any authority arising out of Renter's use of the Amenity Center Areas.

13. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.

14. In the event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.

15. Renter may not assign their rights or interest under this Agreement.

16. Renter, its agents, employees, patrons or guests shall not use the Amenity Center Areas for any unlawful purpose, and the Renter, their agents, employees, patrons and guests shall abide by the District's Amenities Rules & Policies.

17. This Agreement and the District's Amenities Rules & Policies form the entire agreement and neither party is to rely upon any oral representations made by the other party.

Renter's Signature: _____

Amenity Manager's Signature: _____

EXHIBIT 20

AGENDA

MINUTES OF MEETING

DG FARMS

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the DG Farms Community Development District was held on Monday, February 9, 2026 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Mendenhall called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Don Reichard	Board Supervisor, Chairman
Rob Mendoza	Board Supervisor, Vice Chairman
Andrew Alexandre	Board Supervisor, Assistant Secretary
Jeff Duzzny	Board Supervisor, Assistant Secretary
Carolyn Schwalm	Board Supervisor, Assistant Secretary

Also present were:

Andy Mendenhall	District Manager, Kai
Greg Woodcock *(Virtual)*	District Engineer, Stantec

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

Mr. Mendenhall stated that he spoke with the counsel and that she did not have any updates to report. He noted that she remained available if any issues arose and that he could also speak with her after the meeting if needed. He mentioned that under his report he would discuss the public hearing regarding rates and fees and that legal questions might arise in that matter.

A Supervisor addressed that the vandalism issue remained unresolved, and stated that the Board should obtain final recommendations from Counsel and determine how to proceed.

B. District Engineer

Mr. Woodcock provided an update on the tennis and pickleball court project, stating that he and Mr. Mendoza met with Surface Slam onsite to review repairs and request a revised proposal. He reported that the proposal totaled $31,000. Mr. Mendoza confirmed that the revised proposal included erosion repairs, net adjustments, and reuse of remaining paint for the basketball court, resulting in cost savings.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the Estimate #272 from Surface Slam, in the amount of $31,000.00,** for the DG Farms Community Development District.

Mr. Woodcock reported that he researched installing a 30 mile per hour sign at the entrance with a placard stating unless otherwise posted, noting that the speed limit could not be lowered without a traffic study. The Board discussed sign requirements and wording, and Mr. Woodcock agreed to review the final language and return with confirmation at the next meeting.

Mr. Woodcock also provided an update regarding the recently completed boardwalk or bridge and recommended applying a protective sealant. He stated that a proposal was received, which included sealing the bridge and securing the existing bollards.

> On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **accepted the proposal from ADS to Seal the Bridge in the amount of $1,650.00,** for the DG Farms Community Development District.

Mr. Woodcock stated that he would provide documentation for the Board's records and informed the Board that ADS was preparing a proposal to secure the fence on the bridge. He explained that ADS was evaluating additional connection points and an anchor system to strengthen the fence while matching existing materials as closely as possible. He noted that the proposal and cost estimates were expected to be presented at the next meeting.

C. Field Service Manager
   1. Exhibit 1: Field Report conducted on January 27, 2026
   2. Exhibit 2: BrightView – Quality Site Assessment dated January 12, 2026
      a. Irrigation Wet Check Report
      b. Considerations of Proposals:
         i. Irrigation Inspection Repairs (Dec 2025) - $1,537.00
         ii. Sod Replacement - $1,020.00
         iii. Irrigation Inspection Repairs (Jan 2026) - $1,330.00
         iv. Bed Renovation - $487.50
         v. Landscape Renovation (Pool Area) - $4,136.33
         vi. Landscape Renovation (Entrance) - $320.90
         vii. Playground Mulch - $2,985.00
         viii. Palm Removal - $1,760.00

Mr. Mendenhall said most BrightView's proposals could be tabled for the new landscaper.

   3. Consideration of Aquatic Maintenance Proposals:
      a. Advanced Aquatic
         i. Exhibit 3: Waterway and Fountain Management - $1,649.00/month
         ii. Exhibit 4: Infrastructure Repairs - $13,620.00
         iii. Sample Reports
            - Exhibit 5: Quarterly Fountain Inspection
            - Exhibit 6: Monthly Waterway Inspection
            - Exhibit 7: Special Service Project
      b. Exhibit 8: Crosscreek Environmental - $1,325.00/month
      c. Exhibit 9: Aquatic Weeds - $1,300.00/month
      d. Exhibit 10: Steadfast - $1,580.00/month

Mr. Mendoza proposed deferring any decision on aquatics to the next meeting since it's the winter months, the Board agreed.

4. Consideration of Sidewalk Repair Proposals:
    a. Exhibit 11: E&Smith - $1,800.00 to $2,000.00
    b. Exhibit 12: Florida Commercial Care - $3,663.74
5. Consideration of Proposals – GroundUp
    a. Exhibit 13: Lift & Level Concrete - $1,080.00
    b. Exhibit 14: Remove & Replace Concrete Pads - $1,368.00

On a MOTION by Mr. Alexandre, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board **approved the proposal from GroundUp to Remove & Replace Concrete Pads in the amount of $1,368.00,** for the DG Farms Community Development District.

6. Exhibit 15: Consideration of Amendment to Pool & Amenity Services Agreement – H2 Pool Services - $1,900.00/month (Total)

The Board discussed cleaning and pressure-washing costs, noting confusion over line items, potential savings, annual contract terms, and price increases, and agreed to approve payment pending confirmation and attorney review.

On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the Amendment to Pool & Amenity Services Agreement from H2 Lagoon Solutions with the new monthly amount set at $1,900.00, pending Attorney's review**, for the DG Farms Community Development District.

D. District Manager
    1. Consideration of Landscape and Irrigation Maintenance Services Proposals
        a. Exhibit 16: BrightView - $159,888
        b. Exhibit 17: Juniper - $202,460
        c. Exhibit 18: ASI Landscapes (Yardnique) – $173,160
        d. Exhibit 19: United Land Services - $187,828
        e. Exhibit 20: Pine Lake - $175,432
        f. Exhibit 21: RedTree - $192,300
        g. Exhibit 22: Prince & Sons - $202,584

Each vendor presented their proposal to the Board, provided background information about their company and outlined their respective scope of work. The vendors also responded to questions and clarifications raised by Board members during the presentations.

Mr. Mendenhall noted that some contractors called asking about presentations, and he clarified that there was no plan to take presentations, so those who did not attend, including Prince and Sons, should not be held against them; while also reminding the Board they could review grading sheets and contact him for assistance.

    2. Consideration of a Public Hearing for the CDD Rules of Procedures and Rates

The Board discussed updates to CDD rules and facility rental fees, including removing the daily fee option and requiring membership for public rentals. A $300 security deposit for reservations was proposed, with a portion refundable and part allocated for cleaning costs. The Board noted that approval would require two meetings, including a public hearing, and all collected fees would be recorded as miscellaneous revenue.

On a MOTION by Ms. Schwalm, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the rental fee of $50 for four hours, with a $300 deposit, and established membership at the highest assessment level**, for the DG Farms Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 23: Consideration/Approval of the January 12, 2025, Regular Meeting Minutes

Mr. Reichard clarified that the previously approved housekeeping motion incorrectly stated the amounts as totals, when in fact the Board approved monthly amounts of $1,000 and $1,500, subject to attorney's review and contract formalization.

On a MOTION by Ms. Schwalm, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the January 12, 2025, Regular Meeting Minutes as amended,** for the DG Farms Community Development District.

B. Exhibit 24: Consideration/Acceptance of the December 2025 Unaudited Financial Statements

On a MOTION by Mr. Alexandre, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board **accepted the December 2025 Unaudited Financial Statements,** for the DG Farms Community Development District.

FIFTH ORDER OF BUSINESS – Audience Comments - New Business – *(limited to 3 minutes per individual)*

A resident thanked the Board for the informative discussion and expressed appreciation for the Board's careful handling of community matters. The Resident raised a concern regarding the park gates not consistently functioning properly and noted past confusion related to ownership changes.

A resident stated that he had lived in the community for nearly four years and expressed concerns regarding the gates not consistently functioning, noting that they were often left open or missing components, which affected security and contributed to incidents such as vehicle break ins. He also raised concerns about landscaping maintenance, including dead trees and overall community appearance, and emphasized the importance of accountability and quality service rather than selecting vendors based solely on price.

A resident expressed concerns that the 10:00 p.m. parking restriction created difficulties for households with multiple vehicles and guests, suggesting that enforcement be adjusted or more flexible while still accommodating necessary access for services such as trash collection.

A resident expressed concerns about an ungated access point affecting community security, parking restrictions beginning at 10:00 p.m., and communication regarding meetings, while also asking about virtual attendance options and noting maintenance concerns in certain common areas.

A resident stated that there were misconceptions among residents regarding towing hours and overnight parking, noting that permits were available and emphasizing the need for improved communication from the District and management.

Mr. Mendoza clarified the community is a gated entry, not fully gated, and reported recent gate repairs, maintenance plans, and past vandalism costs, emphasizing careful use of funds. Mr. Duzzny noted the Board preferred gates remain operable to ensure resident access.

Residents discussed concerns about overnight street parking, noting issues with towing enforcement, emergency vehicle access, and garbage truck damage. One Resident explained that the 12 AM restriction was set for safety, while the current 10 PM rule was a trial to balance resident convenience with enforcement. Mr. Mendoza and Mr. Reichard clarified towing procedures, tagging requirements, and how the management company tracks violations, noting some latitude exists due to inconsistent enforcement.

A Resident reported an issue with a streetlight on Treasure Point, and Mr. Reichard explained that each light has a number or QR code to report outages, with repairs typically completed within two to three days.

Mr. Duzzny reported that deputies handled 32 stop sign violations, multiple wrong-way incidents, dirt bike and golf cart issues, after-dark amenity center problems, trespasses, a domestic assist, and ongoing investigations, noting that police presence, high-definition cameras, and an MOU with Hillsborough County Sheriff's Department have proactively reduced crime, improved traffic safety, and enabled responses to serious incidents like attempted abductions.

SIXTH ORDER OF BUSINESS – Supervisor Requests

Mr. Duzzny presented a proposal from the community maintenance contractor to perform weekly inspections and cleanup of pathways, ponds, and common areas, including trash removal and returning abandoned shopping carts, with photo documentation provided for verification. The Board discussed the service scope and agreed it could be monitored for effectiveness, noting the contractor would perform the work for $400 per month and the arrangement could be discontinued if unsatisfactory.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the proposal from CW Landscaping & Nursery for a once-a-week trash pick-up throughout the community and around ponds in the amount of $400.00**, for the DG Farms Community Development District.

Mr. Mendoza expressed concerns about the lack of follow-through and communication regarding the pool gate and field service responsibilities, stating he is losing confidence in Mr. Schwartz due to limited visible action and expects direct accountability, noting that continued issues might lead to pursuing an RFP for a new field service manager. Lastly, Mr. Mendoza requested updates regarding the pool to avoid having to follow up himself and inquired about the gate camera repairs, to which Mr. Mendenhall confirmed that the repairs had been completed.

Mr. Reichard reported that the amenity center internet was upgraded, resolving camera issues and eliminating an unused phone line, resulting in monthly savings and faster service; he also noted the amenity lights are still pending electrician repairs and emphasized the need to begin coordinating pool attendant staffing in preparation for increased seasonal usage.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **adjourned the meeting,** for the DG Farms Community Development District.

195

Signature

Printed Name

196 **Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 21

AGENDA

DG Farms
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2026

DG Farms CDD
Balance Sheet
January 31, 2026

		General Fund	Debt Service 2016	Debt Service 2020	Debt Service 2025	Construction Funds	TOTAL
1	**ASSETS:**						
2	CASH - BANK UNITED OPERATING ACCT	$ 83,341	$ -	$ -	$ -	$ -	$ 83,341
3	RESTRICTED CASH FOR DEBT SERVICE	10,433	-	-	-	-	10,433
4	CASH - SOUTHSTATE BANK OPERATING ACCT	22,398	-	-	-	-	22,398
5	MONEY MARKET ACCOUNT-BANK UNITED	-	-	-	-	-	-
6	MONEY MARKET ACCOUNT-SOUTHSTATE BANK	811,344	-	-	-	-	811,344
7	MONEY MARKET ACCOUNT-SOUTHSTATE BANK - RESTRICTED	559,787	-	-	-	-	559,787
8	MONEY MARKET ACCOUNT-SOUTHSTATE BANK ASSIGNED FOR POOL	157,286	-	-	-	-	157,286
9	INVESTMENTS:						
10	REVENUE TRUST FUND	-	28,412	13,233	6,164	-	47,810
11	SINKING FUND	-	-	-	-	-	-
12	INTEREST FUND	-	-	-	786	-	786
13	RESERVE FUND	-	110,324	175,188	-	-	285,511
14	PREPAYMENT FUND	-	192	156	-	-	348
15	COST OF ISSUANCE	-	-	-	-	-	-
15	CONSTRUCTION	-	-	-	-	1,973	1,973
16	ACCOUNTS RECEIVABLE	3,017	-		-	-	3,017
17	ASSESSMENTS RECEIVABLE - ON ROLL	63,345	16,537	11,675	11,593	-	103,150
18	ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
19	DUE FROM GENERAL FUND	-	236,892	167,248	166,079	-	570,219
20	DUE FROM DEBT SERVICE	-	-	-	-	-	-
21	DEPOSITS	3,163	-	-	-	-	3,163
22	PREPAID ITEMS	38,007	-	-	-	-	38,007
23	**TOTAL ASSETS**	**$ 1,752,120**	**$ 392,356**	**$ 367,500**	**$ 184,623**	**$ 1,973**	**$ 2,698,571**
24	**LIABILITIES:**						
25	ACCOUNTS PAYABLE	$ 49,195	$ -	$ -	$ -	$ -	$ 49,195
26	ACCRUED EXPENSES	-	-	-	-	-	-
27	DEFERRED REVENUE ON-ROLL	63,345	16,537	11,675	11,593	-	103,150
28	**OTHER LIABILITIES:**						-
29	DUE TO GF	-	-	-	-	-	-
30	DUE TO DS	570,219	-	-	-	-	570,219
31	DUE TO OTHER FUNDS	-	-	-	-	-	-
		.					
32	**FUND BALANCE:**						-
33	NON SPENDABLE	41,170	-	-	-	-	41,170
34	UNASSIGNED	730,904	-	-	-	-	730,904
28	RESTRICTED FOR DEBT SERVICE	-	375,820	355,825	173,029	-	904,674
	ASSIGNED	-	-	-	-	1,973	1,973
29	FUND BALANCE ASSIGNED FOR POOL	157,286	-	-	-	-	157,286
30	FUND BALANCE ASSIGNED FOR OPERATING RESERVE	140,000	-	-	-	-	140,000
31	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,752,120**	**$ 392,356**	**$ 367,500**	**$ 184,623**	**$ 1,973**	**$ 2,698,571**

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 through January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1	**REVENUE**				
2	ON-ROLL ASSESSMENTS (NET)	$ 964,425	$ 771,540	$ 901,080	129,540
3	ON-ROLL ASSESSMENTS (NET) - EXCESS FEES			-	
4	DEVELOPER FUNDING	-	-	-	-
5	INTEREST	-	-	4,023	4,023
6	LOT CLOSINGS	-	-	-	-
7	FUND BALANCE FORWARD	-	-	-	-
8	INSURANCE REIMBURSEMENT	-	-	-	-
9	MISCELLANEOUS REVENUE	-	-	-	-
10	**TOTAL REVENUE**	**$ 964,425**	**$ 771,540**	**$ 905,103**	**$ 133,563**
11	**EXPENDITURES**				
12	**GENERAL ADMINISTRATIVE**				
13	SUPERVISORS COMPENSATION	$ 13,000	$ 4,333	$ 4,000	$ 333
14	PAYROLL TAXES	995	332	306	26
15	PAYROLL SERVICES	765	255	200	55
16	MANAGEMENT CONSULTING SERVICES	35,000	11,667	11,667	-
17	ADMINISTRATIVE SERVICES	6,000	2,000	2,000	-
18	BANK FEES	180	60	416	(356)
19	MISCELLANEOUS	500	167	3,815	(3,648)
20	AUDITING SERVICES	3,600	-	-	-
21	INSURANCE	49,000	16,333	14,933	1,401
22	REGULATORY AND PERMIT FEES	175	175	175	-
23	ROOM RENTAL	2,400	800	672	128
24	LEGAL ADVERTISEMENTS	1,000	333	109	224
25	ENGINEERING SERVICES	15,000	5,000	6,447	(1,447)
26	LEGAL SERVICES	15,000	5,000	3,029	1,972
27	MASS MAILING	2,200	733	-	733
28	WEBSITE HOSTING	2,015	672	672	-
29	**TOTAL GENERAL ADMINISTRATIVE**	**146,830**	**47,860**	**48,439**	**(579)**
30	**DEBT ADMINISTRATION**				
31	DISSEMINATION AGENT	6,000	-	-	-
32	TRUSTEE FEES	13,097	3,064	3,064	-
33	TRUST FUND ACCOUNTING	3,600	1,200	1,200	-
34	ARBITRAGE	1,425	-	-	-
35	**TOTAL DEBT ADMINISTRATION**	**24,122**	**4,264**	**4,264**	**-**

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 through January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
36	**FIELD & PHYSICAL ENVIRONMENT**				
37	COMPREHENSIVE FIELD TECH SERVICES	15,000	5,000	5,000	-
38	STREETPOLE LIGHTING	145,000	48,333	40,277	8,056
39	ELECTRICITY (IRRIGATION & POND PUMPS)	25,920	8,640	10,195	(1,555)
40	WATER	12,500	4,167	3,088	1,079
41	LANDSCAPING MAINTENANCE	202,632	67,544	64,416	3,128
42	LANDSCAPE REPLENISHMENT	10,000	3,333	1,871	1,462
43	IRRIGATION MAINTENANCE	8,000	2,667	3,408	(742)
44	POND & LAKE MAINTENANCE	16,752	5,584	5,251	333
45	SOLID WASTE DISPOSAL	2,800	933	800	133
46	FOUNTAIN MAINTENANCE & REPAIR	1,700	567	-	567
47	GATE MAINTENANCE & REPAIR	5,000	1,667	1,034	633
48	PET WASTE REMOVAL	5,308	1,769	1,214	556
49	HOLIDAY LIGHTING	5,500	1,833	-	1,833
50	GATE CLICKERS & TRANSMITTERS	3,000	1,000	-	1,000
51	MISCELLANEOUS	15,500	5,167	2,690	2,477
52	**TOTAL FIELD & PHYSICAL ENVIRONMENT**	**474,612**	**158,204**	**139,244**	**18,960**
53	**AMENITY CENTER OPERATIONS**				
54	POOL & WATER FEATURE SERVICE CONTRACT	15,000	5,000	5,100	(100)
55	POOL MAINTENANCE & REPAIR	10,000	3,333	1,131	2,202
56	POOL PERMIT	275	275	660	(385)
57	AMENITY MANAGEMENT	7,080	2,360	2,340	20
58	AMENITY CENTER STAFF	20,000	6,667	-	6,667
59	AMENTIY CENTER CLEANING & MAINTENANCE	8,400	2,800	2,600	200
60	AMENITY CENTER INTERNET	3,000	1,000	840	160
61	AMENITY CENTER WATER	9,300	3,100	-	3,100
62	AMENITY CENTER PEST CONTROL	4,200	1,400	1,180	220
63	POWER WASH AMENITY	3,600	1,200	1,000	200
64	LANDSCAPE REPLACEMENT - INFILL	5,000	1,667	-	1,667
65	MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,000	3,333	4,617	(1,283)
66	SECURITY SERVICES	43,000	14,333	20,080	(5,747)
67	SECURITY MONITORING	4,900	1,633	3,560	(1,927)
68	CONTINGENCY	100,107	76,939	76,939	-
69	INCREASE IN OPERATING RESERVES	75,000	-	-	-
70	**TOTAL AMENTIY CENTER OPERATIONS**	**318,862**	**125,040**	**120,047**	**4,994**
71	**TOTAL EXPENDITURES**	**964,426**	**335,369**	**311,994**	**23,375**
72	**OTHER FINANCING SOURCES (USES)**				
73	TRANSFER IN	-	-	-	-
74	TRANSFER-OUT	-	-	-	-
75	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**	**-**
76	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**436,171**	**593,109**	**156,938**
77	FUND BALANCE - BEGINNING			476,251	
86	FUND BALANCE - INCREASE IN OPERATING RESERVE			-	
78	**FUND BALANCE - ENDING**			**$ 1,069,360**	

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2016
For the period from October 1, 2025 through January 31, 2026

		FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	**REVENUES**				
2	Special Assessments: On Roll (Net)	$ 249,725	$ 199,780	$ 235,232	$ 35,452
3	Interest	-	-	2,218	2,218
4	Total reveneues	249,725	199,780	237,450	37,670
5	**EXPENDITURES**				
6	**Debt Service**				
7	11/1/2025 Principal	-	-	-	-
8	5/1/2026 Principal	75,000	-	-	-
9	11/1/2025 Interest	86,538	86,538	85,963	575
10	5/1/2026 Interest	84,381	-	-	-
11	Total debt service	245,919	86,538	85,963	575
12	Total expenditures	245,919	86,538	85,963	575
13	Excess/(deficiency) of revenues over/(under) expenditures	3,806	113,243	151,487	38,245
14	Fund balance - beginning (unaudited)	-	-	224,332	224,332
15	Fund balance - ending	$ 3,806	$ 113,243	$ 375,819	$ 262,577

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2020
For the period from October 1, 2025 through January 31, 2026

		FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	**REVENUES**				
2	Special Assessments: On Roll (Net)	$ 175,344	$ 140,275	$ 166,075	$ 25,800
3	Interest	-	-	2,553	2,553
4	Total reveneues	175,344	140,275	168,628	28,353
5	**EXPENDITURES**				
6	**Debt Service**				
7	5/1/2026 Principal	65,000	-	-	-
8	11/1/2025 Interest	54,113	54,113	54,031	81
9	5/1/2026 Interest	53,056	-	-	-
10	Total debt service	172,169	54,113	54,031	81
11	Total expenditures	172,169	54,113	54,031	81
12	Excess/(deficiency) of revenues over/(under) expenditures	3,175	86,162	114,597	28,434
13	Fund balance - beginning (unaudited)	-	-	241,228	241,228
14	Fund balance - ending	$ 3,175	$ 86,162	$ 355,825	$ 269,662

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2025
For the period from October 1, 2025 through January 31, 2026

		FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	**REVENUES**				
2	Special Assessments: On Roll (Net)	$ 176,512	$ 141,210	$ 164,915	$ 23,706
3	Interest	-	-	378	378
4	Total reveneues	176,512	141,210	165,293	24,084
5	**EXPENDITURES**				
6	**Debt Service**				
7	5/1/2026 Principal	78,000	-	-	-
8	11/1/2025 Interest	48,158	48,158	44,332	3,826
9	5/1/2026 Interest	49,874	-	-	-
10	Total debt service	176,032	48,158	44,332	3,826
11	Total expenditures	176,032	48,158	44,332	3,826
12	Excess/(deficiency) of revenues over/(under) expenditures	480	93,052	120,961	27,909
13	Fund balance - beginning (unaudited)	-	-	52,069	52,069
14	Fund balance - ending	$ 480	$ 93,052	$ 173,030	$ 79,978

DG FARMS
Cash Reconciliation - General Fund
January 31, 2026

	Operating Account-Bank United	Operating Account-Southstate Bank	Op Reserves-Southstate Bank	Money Market Account Assigned for Pool-SouthState Bank	Total
Balance per Bank Statement	$ 93,957.83	$ 26,961.17	$ 1,371,130.65	$ 157,286.23	$ 1,649,335.88
Deposits		$ -	$ -	$ -	$ -
Less: Outstanding Checks	$ (184.70)	$ (4,563.23)	$ -	$ -	$ (4,747.93)
Adjusted Bank Balance	$ 93,773.13	$ 22,397.94	$ 1,371,130.65	$ 157,286.23	$ 1,644,587.95
Beginning Cash Balance Per Books	$ 95,084.33	$ 53,527.24	$ 1,471,159.63	$ 157,001.02	$ 1,776,772.22
Cash Receipts	$ -	$ 125,000.00	$ 24,971.02	$ 285.21	$ 150,256.23
Cash Disbursements	$ (1,311.20)	$ (156,129.30)	$ (125,000.00)	$ -	$ (282,440.50)
Book Balance	$ 93,773.13	$ 22,397.94	$ 1,371,130.65	$ 157,286.23	$ 1,644,587.95

DG Farms
Check Register-Bank United Operating
FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2025		**EOY Balance**		**0.00**		**72,835.89**
10/3/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2020 Tax collections FY25 - GF overage paid to DS 2020 after allocation corrections	2,164.81		70,671.08
10/31/2025	833	Kai Customer	Kai Invoice 21079 was paid twice	17.19		70,653.89
10/31/2025	834	Fl Dept of Revenue	CY Q3 Sales Tax	21.94		70,631.95
10/31/2025	834	Engage PEO	8.11.25 BOS meeting	1,126.50		69,505.45
10/31/2025				**3,330.44**	**0.00**	**69,505.45**
11/3/2025	835		assessments collected		6,737.24	76,242.69
11/3/2025	835		restricted cash for 2025		1,233.05	77,475.74
11/3/2025	835		restricted cash for 2016		1,758.79	79,234.53
11/3/2025	835		restricted cash for 2020		1,241.72	80,476.25
11/7/2025	836		assessments collected		10,241.07	90,717.32
11/7/2025	836		restricted cash for 2025		1,874.32	92,591.64
11/7/2025	836		restricted cash for 2016		2,673.49	95,265.13
11/7/2025	836		restricted cash for 2020		1,887.50	97,152.63
11/14/2025	834	Engage PEO	11.10.25 BOS meeting	1,126.50		96,026.13
11/30/2025				**1,126.50**	**16,676.38**	**96,026.13**
12/15/2025	834	Engage PEO	12.8.25 BOS meeting	1,126.50		94,899.63
12/31/2025				**3,379.50**	**21,237.37**	**94,899.63**
1/31/2026	834	Engage PEO	1/12/26 BOS meeting	1,126.50		93,773.13
01/31/2026				**7,885.50**	**37,913.75**	**93,773.13**

DG Farms

Check Register-Bank United Operating

FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2025		EOY Balance		0.00		125,552.38
10/1/2025	836R		Reverse of GJE 836 -- to accrue water bill FY25	638.01		124,914.37
10/1/2025	836R		utility bill payment missing. Will clear off against payment when entered		638.01	125,552.38
10/3/2025	100325ACH	Hillsborough County BOCC	VOID: 16550 EMERALD BLOSSOM BLVD			125,552.38
10/6/2025	ACH	TECO	Invoice: 091525-4687 (Reference: DG FARMS PH 3 : August 09, 2025 - September 09, 2025	1,034.95		124,517.43
10/6/2025	ACH	TECO	Invoice: 091625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD August 09, 2025 - Sept	1,189.06		123,328.37
10/6/2025	ACH	TECO	Invoice: 091525-3762 (Reference: DG FARMS PH 2 August 09, 2025 - September 09, 2025.	1,304.68		122,023.69
10/6/2025	ACH	TECO	Invoice: 091525-3952 (Reference: DG FARMS, PH 1A August 09, 2025 - September 09, 2025	1,494.04		120,529.65
10/6/2025	ACH	TECO	Invoice: 091525-1691 (Reference: DG FARMS, PH 7/8A August 09, 2025 - September 09, 20	1,934.52		118,595.13
10/6/2025	ACH	TECO	Invoice: 091525-4083 (Reference: DG FARMS, PH 1B August 09, 2025 - September 09, 2025	3,176.29		115,418.84
10/6/2025	ACH	TECO	Invoice: 091525-5023 (Reference: 16510 EMERALD BLOSSOM BL GT August 09, 2025 - Sept	91.85		115,326.99
10/6/2025	ACH	TECO	Invoice: 091525-4539 (Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2025 - Sept	260		115,066.99
10/6/2025	ACH	TECO	Invoice: 091525-4792 (Reference: 16414 LITTLE GARDEN DR.)	350.3		114,716.69
10/6/2025	ACH	TECO	Invoice: 091525-1373 (Reference: SR 674 AND US HWY01.)	751.78		113,964.91
10/6/2025	ACH	TECO	Invoice: 091525-4828 (Reference: 5009 BELLA ARMONIA CR August 09, 2025 - September (	793.62		113,171.29
10/6/2025	ACH	TECO	Invoice: 091525-2338 (Reference: DG FARMS, PH 6A August 09, 2025 - September 09, 2025	852.02		112,319.27
10/6/2025	100002	Egis Insurance Advisors, LLC	Invoice: 30499 (Reference: Policy #100125212 10/01/2025-10/01/2026 Florida Insurance A	44,798.00		67,521.27
10/6/2025	100003	Florida Commercial Care, Inc.	Reference: Missing street sign installed. https://clientname(FILLIN).payableslockbox.com/	448.54		67,072.73
10/6/2025	100004	Snowbird Electric LLC	Reference: replace/upgrade the recessed lighting in both of the clubhouse bathrooms. ht	1,249.26		65,823.47
10/6/2025	100005	Kory P. Swanson	VOID: nvoice: 100325 (Reference: Security Services.)			65,823.47
10/7/2025	100006	Marcella Metal Works Inc.	Invoice: 1161 (Reference: Gate repair.)	3,113.34		62,710.13
10/7/2025	100007	Kai Connected, LLC	Invoice: 4786 (Reference: Professional Management Services.)	3,758.34		58,951.79
10/7/2025	100008	Gig Fiber, LLC - Streetleaf	Invoice: 5276 (Reference: Emerald Blossom Bridge_Oct 2025.) Invoice: 5275 (Reference:	857.5		58,094.29
10/7/2025	100009	ECS Integrations LLC	Invoice: 103107 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: 1	3,390.00		54,704.29
10/7/2025	100010	Kai	Invoice: 21146 (Reference: Field Services Amenity Management.)	1,835.00		52,869.29
10/7/2025	100011	Florida Lake & Pond Care	Invoice: 25877 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 259	6,563.25		46,306.04
10/7/2025	100012	Off Duty Management, Inc	Invoice: INV259170 (Reference: Erica Realejo.)	206.12		46,099.92
10/7/2025	100013	Brightview Landscape Services, Inc.	Reference: Remove the stump. Back fill the hole with soil. https://clientname(FILLIN).paya	592.15		45,507.77
10/7/2025	100014	NaturZone Pest Control	Invoice: 807521 (Reference: Monthly pest control.)	295		45,212.77
10/7/2025	100015	H2 Lagoon Solutions	Invoice: 2845 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		42,837.77
10/8/2025	100016	SchoolNow	Invoice: INV-SN-977 (Reference: Subscription starts: 10/1/2025-9/30/26.)	1,515.00		41,322.77
10/14/2025	ACH	Hillsborough County BOCC	Invoice: 092325-9065 (Reference: 5003 BELLA ARMONIA CIR.)	276.7		41,046.07
10/14/2025	100017	JBW Designs LLC	Invoice: 710008 (Reference: 11 stations serviced.) Invoice: 710009 (Reference: 11 station	809.04		40,237.03
10/14/2025	100018	Off Duty Management, Inc	Invoice: INV262209 (Reference: Jessica Bross, Kory Swanson, Lawrence Thomas.)	657.01		39,580.02
10/23/2025	100019	Brightview Landscape Services, Inc.	Invoice: 9512706 (Reference: Landscape Maint for 10/25.)	16,103.92		23,476.10
10/23/2025	100020	Stantec Consulting Services Inc.	Invoice: 2466246 (Reference: For Period Ending: September 30, 2025.)	618		22,858.10
10/23/2025	100021	Kai	Invoice: 21277 (Reference: City Electric Supply.)	576.1		22,282.00
10/23/2025	100022	Florida Lake & Pond Care	Invoice: 26482 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		20,969.35
10/23/2025	100023	Off Duty Management, Inc	Invoice: INV265072 (Reference: Jenna Peach, Jeffery Richards, Lawrence Thomas, Jessica I	1,030.60		19,938.75
10/23/2025	100024	ECS Integrations LLC	Invoice: 103197 (Reference: Gate repair.)	157		19,781.75
10/27/2025	ACH	Brighthouse Networks	Invoice: 2540872101025 (Reference: 16550 EMERALD BLOSSOM BLVD, 10/10/25 through 1	210		19,571.75
10/28/2025	100025	Straley Robin Vericker	Invoice: 27360 (Reference: For Professional Services Rendered Through September 30, 202	423		19,148.75
10/28/2025	100026	Kai	Invoice: 21282 (Reference: Removal and installation of new CBU, and replacing locks on ne	1,894.50		17,254.25
10/28/2025	100027	Off Duty Management, Inc	Invoice: INV267985 (Reference: Spencer Andrews, Jessica Bross, Kory Swanson.)	1,004.84		16,249.41
10/28/2025	100028	DiBartolomeo, McBee, Hartley & Barnes,P.A	Invoice: 90110766 (Reference: Services rendered regarding audited financial statements fo	4,250.00		11,999.41

DG Farms

Check Register-Bank United Operating

FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
10/31/2025	ACH	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD	638.01		11,361.40
10/31/2025	835		bank service fees	81.63		11,279.77
10/31/2025				**114,910.62**	**638.01**	**11,279.77**
11/1/2025	100029	H2 Lagoon Solutions	Invoice: 2863 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		8,904.77
11/4/2025	ACH	TECO	Invoice: 101425-4687 (Reference: DG FARMS PH 3 September 10, 2025 - October 08, 2025.	1,034.95		7,869.82
11/4/2025	ACH	TECO	Invoice: 101425-4281 (Reference: 16550 EMERALD BLOSSOM BLVD September 10, 2025 - (	1,050.50		6,819.32
11/4/2025	ACH	TECO	Invoice: 101425-3762 (Reference: DG FARMS PH 2 September 10, 2025 - October 08, 2025.	1,304.68		5,514.64
11/4/2025	ACH	TECO	Invoice: 101425-3952 (Reference: DG FARMS, PH 1A September 10, 2025 - October 08, 202	1,494.04		4,020.60
11/4/2025	ACH	TECO	Invoice: 101425-1691 (Reference: DG FARMS, PH 7/8A September 10, 2025 - October 08, 2	1,934.52		2,086.08
11/4/2025	ACH	TECO	Invoice: 101425-4083 (Reference: DG FARMS, PH 1B September 10, 2025 - October 08, 202	3,176.29		(1,090.21)
11/4/2025	ACH	TECO	Invoice: 101425-4539 (Reference: 16568 EMERALD BLOSSOM BLVD September 10, 2025 -	114.35		(1,204.56)
11/4/2025	ACH	TECO	Invoice: 101425-5023 (Reference: 16510 EMERALD BLOSSOM BL GT September 10, 2025 -	292.61		(1,497.17)
11/4/2025	ACH	TECO	Invoice: 101425-4792 (Reference: 16414 LITTLE GARDEN DR September 10, 2025 - October	318.55		(1,815.72)
11/4/2025	ACH	TECO	Invoice: 101425-4828 (Reference: 5009 BELLA ARMONIA CR September 10, 2025 - Octobe	725.13		(2,540.85)
11/4/2025	ACH	TECO	Invoice: 101425-2338 (Reference: DG FARMS, PH 6A September 10, 2025 - October 08, 202	852.02		(3,392.87)
11/5/2025	ACH	TECO	Invoice: 101425-1373 (Reference: SR 674 AND US HWY01 September 10, 2025 - October 0	751.78		(4,144.65)
11/5/2025			Funds Transfer		100,000.00	95,855.35
11/6/2025	110625ACH	Hillsborough County BOCC	5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	266.3		95,589.05
11/10/2025	100030	Hillsborough County BOCC	Invoice: 102425-9065 (Reference: 5003 BELLA ARMONIA CIR.)	266.3		95,322.75
11/10/2025	100031	Kai	Invoice: 21351 (Reference: Field Services Amenity Management.)	1,835.00		93,487.75
11/10/2025	100032	Arbitrage Rebate Counselors LLC	Invoice: 110325 (Reference: Arbitrage Services 9/9/24-9/9/25.)	475		93,012.75
11/10/2025	100033	Jayman Enterprises, LLC	Invoice: 4169 (Reference: Straighten sign throughout the community.)	600		92,412.75
11/10/2025	100034	Off Duty Management, Inc	Invoice: INV270865 (Reference: Kory Swanson, Jamsly Duverna, Kory Swanson.)	824.48		91,588.27
11/10/2025	100035	NaturZone Pest Control	Invoice: 816715 (Reference: Monthly pest control.)	295		91,293.27
11/10/2025	100036	Kai Connected, LLC	Invoice: 4826 (Reference: Professional Management Services.)	3,758.34		87,534.93
11/10/2025	100037	Gig Fiber, LLC - Streetleaf	Invoice: 5520 (Reference: Emerald Blossom Bridge_Nov 2025.) Invoice: 5519 (Reference:	457.5		87,077.43
11/13/2025	ACH	Hillsborough County BOCC	Invoice: 102325-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	314.67		86,762.76
11/14/2025	100038	Hilsborough County Tax Collector	Invoice: 110825-0000 (Reference: Property Taxes.) Invoice: 110825-0150 (Reference: Pro	1,336.77		85,425.99
11/14/2025	100039	Off Duty Management, Inc	Invoice: INV273812 (Reference: Kory Swanson, Jessica Bross, Jameson Jaikaran, Jonah Dan	1,159.43		84,266.56
11/14/2025	100040	Hillsborough County Sheriff's Office	Invoice: CCI-2025-00878 (Reference: Mileage and Admin Fees.)	414.25		83,852.31
11/24/2025	100041	Stantec Consulting Services Inc.	Invoice: 2481855 (Reference: For Period Ending: October 31, 2025.)	1,280.07		82,572.24
11/24/2025	100042	Kai	Invoice: 21497 (Reference: Meeting hotel, MISCELLANEOUS AMENITY CENTER REPAIRS & M	1,914.74		80,657.50
11/24/2025	100043	Brightview Landscape Services, Inc.	Invoice: 9557874 (Reference: Cut up tree that fell over from storm.) Invoice: 9557788 (Re	490.9		80,166.60
11/24/2025	100044	Straley Robin Vericker	Invoice: 27528 (Reference: For Professional Services Rendered Through October 31, 2025.	248.5		79,918.10
11/25/2025	100045	Off Duty Management, Inc	Invoice: INV276712 (Reference: Kory Swanson, Kory Swanson, Hailee Laitinen, Shalonda S	979.07		78,939.03
11/30/2025	831		bank service fees	109.89		78,829.14
11/30/2025	832		missing hillsborough water payment	266.3		78,562.84
11/30/2025	832R		missing hillsborough water payment		266.3	78,829.14
11/30/2025				**32,716.93**	**100,266.30**	**78,829.14**
12/1/2025	ACH	Brighthouse Networks	Invoice: 2540872111025 (Reference: 16550 EMERALD BLOSSOM BLVD, 11/10/25 through 1	210		78,619.14
12/2/2025	ACHonline	FL Dept OF Economic Opportunity	Invoice: 93249 (Reference: Annual District Filing Fee.)	175		78,444.14
12/5/2025	100046	Kory P. Swanson	Invoice: 0059(C) (Reference: 08/13/2025, 08/16/2025, 09/03/2025, EXTRA:09/11/2025.)	900		77,544.14
12/5/2025	100047	Hilsborough County Tax Collector	VOID: Invoice: 110825-0130 (Reference: Property Taxes.)			77,544.14
12/5/2025	ACH300032	TECO	Invoice: 120525-4281 (Reference: 16550 EMERALD BLOSSOM BLVD October 09, 2025 - Nov	1,024.31		76,519.83
12/5/2025	ACH300033	TECO	Invoice: 111425-4687 (Reference: DG FARMS PH 3 October 09, 2025 - November 10, 2025.	1,034.95		75,484.88
12/5/2025	ACH300034	TECO	Invoice: 111425-3762 (Reference: DG FARMS PH 2 October 09, 2025 - November 10, 2025.	1,304.68		74,180.20

DG Farms

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
12/5/2025	ACH300035	TECO	Invoice: 111425-3952 (Reference: DG FARMS, PH 1A October 09, 2025 - November 10, 202	1,494.04		72,686.16
12/5/2025	ACH300036	TECO	Invoice: 111425-1691 (Reference: DG FARMS, PH 7/8A October 09, 2025 - November 10, 2(	1,934.52		70,751.64
12/5/2025	ACH300037	TECO	Invoice: 111425-4083 (Reference: DG FARMS, PH 1B October 09, 2025 - November 10, 20:	3,176.29		67,575.35
12/5/2025	ACH300038	TECO	Invoice: 111425-4539 (Reference: 16568 EMERALD BLOSSOM BLVD October 09, 2025 - Nov	76.02		67,499.33
12/5/2025	ACH300040	TECO	Invoice: 111425-4792 (Reference: 16414 LITTLE GARDEN DR October 09, 2025 - November	363.64		67,135.69
12/5/2025	ACH300041	TECO	Invoice: 111425-5023 (Reference: 16510 EMERALD BLOSSOM BL GT October 09, 2025 - No	411.33		66,724.36
12/5/2025	ACH300042	TECO	Invoice: 111425-1373 (Reference: SR 674 AND US HWY01 October 09, 2025 - November 10	751.78		65,972.58
12/5/2025	ACH300043	TECO	Invoice: 111425-4828 (Reference: 5009 BELLA ARMONIA CR October 09, 2025 - November	828.18		65,144.40
12/5/2025	ACH300044	TECO	Invoice: 111425-2338 (Reference: DG FARMS, PH 6A October 09, 2025 - November 10, 202	852.02		64,292.38
12/10/2025	100048	Kai	Invoice: 21530 (Reference: Field Services Amenity Management.)	1,835.00		62,457.38
12/10/2025	100049	Off Duty Management, Inc	Invoice: INV282251 (Reference: Johnny Cauley, Kory Swanson, Hailee Laitinen, Jamsly Duv	1,545.90		60,911.48
12/10/2025	100050	Kai Connected, LLC	Invoice: 4868 (Reference: Professional Management Services.)	3,758.34		57,153.14
12/10/2025	100051	Gig Fiber, LLC - Streetleaf	Invoice: 5728 (Reference: Amenity Parking_Dec 2025.)	200		56,953.14
12/15/2025	121525ACH	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/D	22.55		56,930.59
12/15/2025	ACH300046	Hillsborough County BOCC	Invoice: 112125-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	537.85		56,392.74
12/16/2025	100052	Off Duty Management, Inc	Invoice: INV279467 (Reference: Kory Swanson, Jamsly Duverna, Jacob St. John, Joey Devor	1,558.79		54,833.95
12/22/2025	100053	Kai	Invoice: 21651 (Reference: Environmental Health Permit and 12.8.25 Meeting room hotel.	597.85		54,236.10
12/22/2025	100054	Off Duty Management, Inc	Invoice: INV287104 (Reference: Jay Meyers, Kory Swanson, Kory Swanson, Kory Swanson.	988.18		53,247.92
12/22/2025	100055	Snowbird Electric LLC	Invoice: 1327 (Reference: Replaced the recessed lighting at the clubhouse.)	6,478.40		46,769.52
12/23/2025	100056	Rep Services, Inc.	Invoice: 21378.01.02 (Reference: Sereno Amenity Center Shade Replacement.)	36,530.27		10,239.25
12/27/2025	ACH300031	Brighthouse Networks	Invoice: 2540872121025 (Reference: 16550 EMERALD BLOSSOM BLVD, 12/10/25 through (	210		10,029.25
12/31/2025	100057	Brightview Landscape Services, Inc.	Invoice: 9548119 (Reference: Landscape Maint for 11/25.) Invoice: 9571458 (Reference: I	35,069.08		(25,039.83)
12/31/2025	100058	Business Observer	Invoice: 25-03943H (Reference: Request for Proposals for Landscape and Irrigation Mainte	109.38		(25,149.21)
12/31/2025	100059	NaturZone Pest Control	Invoice: 825474 (Reference: Monthly pest control.)	295		(25,444.21)
12/31/2025	100060	JBW Designs LLC	Invoice: 710011 (Reference: 11 stations serviced.)	404.52		(25,848.73)
12/31/2025	100061	Florida Commercial Care, Inc.	Invoice: 25117041 (Reference: Pool clean up and repair.) Invoice: 25117040 (Reference: I	1,131.08		(26,979.81)
12/31/2025	100062	Kai	Invoice: 21679 (Reference: City of Punta Gorda, FL, Utility Billing.)	5.1		(26,984.91)
12/31/2025	100063	Florida Lake & Pond Care	Invoice: 26599 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 266	2,625.30		(29,610.21)
12/31/2025	100064	Stantec Consulting Services Inc.	Invoice: 2498803 (Reference: For Period Ending: November 28, 2025.)	3,549.04		(33,159.25)
12/31/2025	100065	Off Duty Management, Inc	Invoice: INV290040 (Reference: Kory Swanson, Hailee Laitinen, Jameson Jaikaran, Sydney	2,815.99		(35,975.24)
12/31/2025	100066	Gig Fiber, LLC - Streetleaf	Invoice: 5729 (Reference: Emerald Blossom Bridge_Dec 2025.)	257.5		(36,232.74)
12/31/2025	100067	Straley Robin Vericker	Invoice: 27704 (Reference: For Professional Services Rendered Through November 30, 202	889		(37,121.74)
12/31/2025	100068	H2 Lagoon Solutions	Invoice: 2883 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		(39,496.74)
12/31/2025	100069	ECS Integrations LLC	Invoice: 103381 (Reference: Gate Repair.)	157		(39,653.74)
12/31/2025	833		bank service fees	108.53		(39,762.27)
12/31/2025			Funds Transfer		125,000.00	85,237.73
12/31/2025				**118,591.41**	**125,000.00**	**85,237.73**
1/2/2026	100070	H2 Lagoon Solutions	Invoice: 2902 (Reference: Commercial Pool cleaning and other maintenance.)	2375		82,862.73
1/2/2026	100071	JBW Designs LLC	Invoice: 710010 (Reference: 11 stations serviced 10/25.) Invoice: 710012 (Reference: 11 s	809.04		82,053.69
1/2/2026	100072	Adam B's Tree Service	Invoice: ROCKYPOINT04 (Reference: Removal of 1 palm tree.)	995		81,058.69
1/5/2026	ACH	Hillsborough County Tax Collector	2023, 2024, 2025 property tax payment	2337.56		78,721.13
1/6/2026	100073	Kory P. Swanson	Reference: Security Services. https://clientname(FILLIN).payableslockbox.com/DocView/I	180		78,541.13
1/6/2026	ACH300047	TECO	Invoice: 121625-3762 (Reference: G FARMS PH 2 Nov 11, 2025 - Dec 10, 2025.)	1250.83		77,290.30
1/6/2026	ACH300048	TECO	Invoice: 121625-3952 (Reference: DG FARMS, PH 1A Nov 11, 2025 - Dec 10, 2025.)	1430.06		75,860.24
1/6/2026	ACH300049	TECO	Invoice: 121625-4083 (Reference: DG FARMS, PH 1B Nov 11, 2025 - Dec 10, 2025.)	3130.87		72,729.37
1/6/2026	ACH300050	TECO	Invoice: 121625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD Nov 11, 2025 - Dec 10,	974.44		71,754.93

DG Farms

Check Register-Bank United Operating

FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
1/6/2026	ACH300051	TECO	Invoice: 121625-4539 (Reference: 16568 EMERALD BLOSSOM BLVD Nov 11, 2025 - Dec 10,	58.44		71,696.49
1/6/2026	ACH300052	TECO	Invoice: 121625-4687 (Reference: DG FARMS PH 3 November 11, 2025 - December 10, 202	991.63		70,704.86
1/6/2026	ACH300053	TECO	Invoice: 121625-4828 (Reference: 5009 BELLA ARMONIA CR November 11, 2025 - Decemb	741.38		69,963.48
1/6/2026	ACH300054	TECO	Invoice: 121625-5023 (Reference: 16510 EMERALD BLOSSOM BL GT November 11, 2025 - D	387.82		69,575.66
1/6/2026	ACH300055	TECO	Invoice: 121625-4792 (Reference: 16414 LITTLE GARDEN DR November 11, 2025 - Decemb	315.01		69,260.65
1/6/2026	ACH300057	TECO	Invoice: 121625-2338 (Reference: DG FARMS, PH 6A November 11, 2025 - December 10, 2	852.02		68,408.63
1/6/2026	ACH300058	TECO	Invoice: 121625-1373 (Reference: SR 674 AND US HWY01 November 11, 2025 - December	751.78		67,656.85
1/6/2026	ACH300060	TECO	Invoice: 121625-1691 (Reference: DG FARMS, PH 7/8A November 11, 2025 - December 10	1934.52		65,722.33
1/9/2026	100074	Kai Connected, LLC	Invoice: 4907 (Reference: Professional Management Services.) Invoice: 4931 (Reference:	5593.34		60,128.99
1/9/2026	100075	Gig Fiber, LLC - Streetleaf	Invoice: 5931 (Reference: Emerald Blossom Bridge_January 2026.) Invoice: 5930 (Referer	457.5		59,671.49
1/9/2026	100076	ECS Integrations LLC	Invoice: 103476 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: 1	2670		57,001.49
1/9/2026	100077	Off Duty Management, Inc	Invoice: INV294909 (Reference: Jessica Bross, Gilbert Absolu, Chentee Tyler.) Invoice: INV	1545.9		55,455.59
1/9/2026	100078	Kai	Invoice: 21767 (Reference: Signs for DG Farms.)	300.11		55,155.48
1/9/2026	100079	NaturZone Pest Control	Invoice: 834844 (Reference: Monthly pest control.)	295		54,860.48
1/12/2026	ACH300062	Hillsborough County BOCC	Invoice: 122225-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	557.19		54,303.29
1/13/2026	ACH300061	Hillsborough County BOCC	Invoice: 122305-9065 (Reference: 5003 BELLA ARMONIA CIR.)	290.08		54,013.21
1/16/2026	100080	Kai	Invoice: 21789 (Reference: DG Farms supplies.) Invoice: 21807 (Reference: Final Paymen	2142.82		51,870.39
1/16/2026	100081	Brightview Landscape Services, Inc.	Invoice: 9632296 (Reference: Irrigation Repairs.) Invoice: 9617947 (Reference: Landscape	16213.92		35,656.47
1/16/2026	100082	ECS Integrations LLC	Invoice: 103563 (Reference: Camera Repair.) Invoice: 103565 (Reference: Installed SPEED	5047.5		30,608.97
1/23/2026	100083	Brightview Landscape Services, Inc.	Invoice: 9632322 (Reference: Irrigation Repair.)	437		30,171.97
1/27/2026	100084	Straley Robin Vericker	Invoice: 27745 (Reference: For Professional Services Rendered Through December 31, 202	1891		28,280.97
1/27/2026	100085	Off Duty Management, Inc	Invoice: INV298781 (Reference: Ricardo Varela-01, Lourdes Duncan, Lawrence Thomas.)	2937.21		25,343.76
1/27/2026	100086	Kai	Invoice: 21818 (Reference: January 12, 2026 Meeting Hote.) Invoice: 21824 (Reference: D	922.58		24,421.18
1/27/2026	ACH300063	Brighthouse Networks	Invoice: 2540872011026 (Reference: 16550 EMERALD BLOSSOM BLVD, 01/10/26 through 0	210		24,211.18
1/28/2026	100087	Brightview Landscape Services, Inc.	Installed Augustine sod	385		23,826.18
1/28/2026	100088	Florida Lake & Pond Care	Invoice: 26822 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1312.65		22,513.53
1/31/2026	835		bank service fees	115.59		22,397.94
01/31/2026				**62,839.79**	**0.00**	**22,397.94**

DG Farms CDD
Negative Variance Report
1/31/2026

		ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
18	BANK FEES	180	60	416	(356)	Analysis fees Southstate bank
19	MISCELLANEOUS	500	167	3,815	(3,648)	2024 Property taxes $1,272 - Does the exemption need to be filed?
25	ENGINEERING SERVICES	15,000	5,000	6,447	(1,447)	Stantec engineering services - Dec bridge and tennis court repairs
39	ELECTRICITY (IRRIGATION & POND PUMPS)	25,920	8,640	10,195	(1,555)	Five addresses billed for irrigaton and pond pump electricity - no notable swings in bills - avg $2,500 per month past previous six months
43	IRRIGATION MAINTENANCE	8,000	2,667	3,408	(742)	adding pipe and roters irrigation around the playground $2,020
54	POOL & WATER FEATURE SERVICE CONTRACT	15,000	5,000	5,100	(100)	Pool contract $1,275 per month
56	POOL PERMIT	275	275	660	(385)	Second pool permit at Sea Cove pool $409.72
65	MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,000	3,333	4,617	(1,283)	Camera repair $2,358 - is this amenity center or does it need reclassed?
66	SECURITY SERVICES	43,000	14,333	20,080	(5,747)	Security services $4K to $6K per month
67	SECURITY MONITORING	4,900	1,633	3,560	(1,927)	ECS $,2670 per quarter for monitoring

EXHIBIT 22

AGENDA

November 5, 2025

DG Farms Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide DG Farms Community Development District, ("the District") for the fiscal year ended September 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of DG Farms Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,950 for the year ending 2025. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of DG Farms Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to DG Farms Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of DG Farms Community Development District.

Management signature: _____

Title: District Manager

Date: 2/18/26