

Park Creek Community Development District

Ryan Watkins, Chairman

Vinoo Naidu, Vice Chairman

Dreama Long, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

December 14, 2021

AGENDA

Park Creek Community Development District

Seat 5: - C - Ryan Watkins	
Seat 4: – VC – Vinoo Naidu	
Seat 1: - AS - Dreama Long	
Seat 2: – AS – Daniel Hilburn	
Seat 3: – AS – Mark Savino	

<u>Agenda</u>

Tuesday December 14, 2021 6:00 p.m. Fairfield Inn & Suites 10743 Big Bend Road Riverview, FL 33579

Zoom Link: https://us06web.zoom.us/j/89609692643

Meeting ID: 896 0969 2643

Passcode: 436253

Board of Supervisors Meeting

- I. Roll Call
- II. Supervisors Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of Minutes of the November 9, 2021 Meeting
- IV. Presentations from Landscape Maintenance Service Providers
 - A. BrightView Landscape Services
 - B. Cardinal Landscaping
 - C. Floralawn
 - D. Prince & Sons
 - E. Sunrise Landscape
- V. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Field Manager Report
 - D. District Manager
- VI. Financial Reports
 - A. Approval of Check Register

- B. Balance Sheet & Income Statement
- C. Special Assessment Receipt Schedule
- VII. Supervisors Requests and General Audience Comments
- VIII. Next Regularly Scheduled Meeting is January 11, 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview
- IX. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: parkcreekcdd.org

MINUTES

MINUTES OF MEETING PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, **November 9, 2021** at 6:00 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Ryan Watkins
Vinoo Naidu
Vice Chairman
Vice Chairman
Assistant Secretary
Daniel Hilburn
Mark Savino
Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood District Manager, GMS
Mark Straley (via Zoom) District Counsel
Mick Sheppard (via Zoom) Field Manager, GMS
Jordan Lansford GMS
John Duffy GMS

FIRST ORDER OF BUSINESS Roll Call

Mr. Greenwood called the meeting to order and called the roll. Five supervisors were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS Supervisors

Supervisors Requests and Audience Comments on Specific Items on the Agenda

Supervisors Requests

There being none, the next item followed.

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of October 7, 2021 Meeting

Mr. Greenwood presented the October 7, 2021 regular meeting minutes and asked for any comments, corrections, or changes. Mr. Greenwood noted that there was an amendment to the minutes to correct a spelling error of a resident's name.

On MOTION by Mr. Naidu, seconded by Ms. Long, with all in favor, the Minutes of the October 7, 2021 Meeting, were approved as amended.

SEVENTH ORDER OF BUSINESS Staff Reports

*This item was taken out of order.

A. Field Manager

1. Report

Mr. Sheppard reviewed his Field Manager's report for the Board. The Board asked Mr. Sheppard to work with Yellowstone on the tree stump issues. Mr. Young will work on the blockage in the gutter overflowing by the downspouts. Maintenance will fix the Hazard opposite of the pool pavers. Mr. Sheppard will work with Yellowstone on trash pickup and will work with ITS to check irrigation tech repairs.

2. Proposal for Gutter Installation

Mr. Sheppard noted the cost for the gutta installation was \$875.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Gutter Install for \$875, was approved.

Park Creek CDD

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Designating a Registered Agent & Registered Office of the District

Mr. Greenwood presented Resolution 2022-01 and noted that the new registered agent would be Dana Crosby and the office would be the Straley, Robert, and Vericker office. Hearing no questions from the Board, he asked for a motion to approve.

On MOTION by Mr. Hilburn, seconded by Mr. Watkins, with all in favor, Resolution 2022-01 Designating a Registered Agent & Registered Office of the District, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Authorizing the Chair or Vice Chair & the District Manager to Enter into Emergency Contracts & Disburse Funds for Payment of Certain Expenses without Prior Approval of the Board of Supervisors

Mr. Greenwood noted that Resolution 2022-02 authorizes the Chair and Vice Chair and District Manager to enter into emergency contracts and disburse funds for payments for unexpected items. The prices for the agreements were as follows; \$3,000 for the District Manager alone, \$3,000 for the Chair or Vice Chair, \$5,000 for the District Manager and the Chair or Vice Chair.

On MOTION by Mr. Hilburn, seconded by Mr. Naidu, with all in favor, Resolution 2022-02 Authorizing the Chair, Vice Chair, and the District Manager to Enter into Emergency Contracts and Disburse Funds for Payment of Certain Expenses without Prior Approval of Board of Supervisors as stated above, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Draft Landscape Scope of Services (to be provided under separate cover)

Mr. Greenwood opened up discussion for the draft landscape scope of services. After Board discussion, they agreed to move forward with the informal RFP process for landscape services.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, Moving forward with the informal RFP Process for Landscape services, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Straley had nothing further to report.

B. District Engineer

Mr. Greenwood noted that they would move the engineer and AllJaxx findings to the January meeting.

C. Field Manager

- 1. Report
- 2. Proposal for Gutter Installation

*This item was addressed out of order and discussed immediately after the third order of business.

D. District Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

Mr. Greenwood noted all financials were provided to the Board. The Board had no further questions.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, The Check Register, was approved.

B. Balance Sheet & Income Statement

There were no further questions.

C. Special Assessment Receipt Schedule

There were no further questions.

NINTH ORDER OF BUSINESS

Supervisors Requests and General Audience Comments

- Supervisors Requests
 - Look at heating the pool and see if there is a handicap lift
 - Pool attendant, can they get a number of people attending the pool
 - Address sign that swings

• Audience Comments

- Jim Borths Would like the pool fountains turned off
- Joe at Sitex Can the pond vendor look to see when the fountains are running and can they have them running at the same time.

TENTH ORDER OF BUSINESS

Next Scheduled Board Meeting is for December 14, 2021 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

Mr. Greenwood reported that the next meeting will be held December 14, 2021 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Greenwood asked for a motion to close the meeting.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, the meeting was adjourned at 6:45 p.m.

<u></u>	
Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

SECTION A

A Brighter View for your Landscape Services





Prepared for:

Park Creek CDD

December 2021

December 2021



Clayton Smith | Field Manager GMS | Central Florida 219 E. Livingston St. Orlando, FL. 32801

Clayton and Park Creek Board,

Your landscape is a expression of your community that can instill pride throughout the neighborhood. A well-maintained landscape makes an optimal first impression to your residents, guests and future residents.

The enclosed proposal;

- · Was based on our tours through the community with our Riverview Team.
- Will demonstrate how our experienced team will transition the community to a new landscape partner, proactively communicate with you on a weekly basis, achieve your landscape and irrigation goals throughout our service commitment.
- Highlight our Riverview Team resumes' and references in the market.

Our Proposal will also address the following areas of concern:

1. Communication with Your Landscape Partner

The only contact you need for your BrightView Team will be your Account Manager, Greg Funk. Greg oversees all services. He takes a great deal of pride being **On Property** while his crews are servicing, being **Proactive in his Communication** to you by sending you **Weekly Reports**.

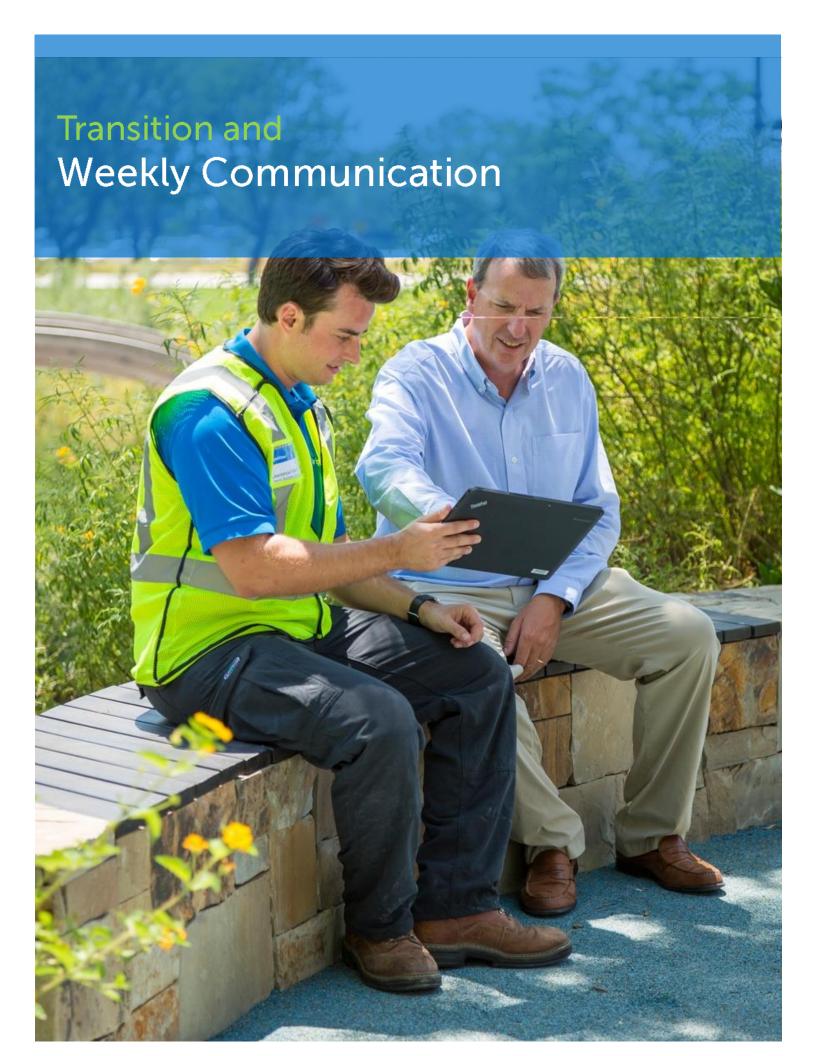
2. Irrigation Experience and Enhancement Capabilities

During our team's tours of your community, management expressed a lack of irrigation experience with current Vendor and an inability to provide enhancement proposals or completed enhancement projects. We will highlight our enhancement team and irrigation program.

Sincerely.

Kyle DuBoisCell: 813-476-0304

Email: kyle.dubois@brightview.com



Allegro Palm Plan

Communication with your BrightView Manager

Your community will be assigned an Account Manager. Your Account Manager will be Gregory Funk.

Greg is the single-point-of-contact for Management. He oversees all services including irrigation technician, the mowing and detail crew, the enhancement manager, and your spray technician. You will always know exactly who to call with issues.

- Every week Greg will send an email report to management to recap that service week. It covers services the crew accomplished that week, any issues that might have occurred.
- In addition to his weekly report, every other month he will complete a Quality Site Assessment. This includes a thorough report with picture references of any issues currently on property, issues he foresees and recommendations for enhancement or improvement. Management is encouraged to accompany Greg on these assessments.
- Every month you will also receive a Irrigation Report from him. This includes a proactive report of that month's findings, any issues we resolved and recommendations for improvement.

Weekly Plan

Greg will set a designated crew of six crew members for the Park Creek community. This crew will be the same crew every week. This crew will developed a sense of pride, this is now their community and reflects their efforts.

Your landscape Crew includes a Production Manager that will be on property with the crew weekly. If there is turnover or a new crew member, the Production Manager will transition the new crew member to the property. Any issues that crew members see on property will be reported immediately to the manager on site. At the end of the day the Production Manager will evaluate the property before leaving.

Your irrigation technician will visit the property for two (1) days every month. He will go through your entire system thoroughly and make sure each zone is working properly and water coverage is adequate. He will also check for any broken heads.

Seamless Transitions Create Successful Partnerships BrightView Property of the Property of th

Success depends on a seamless transition especially with a large community like Park Creek. This transition sets the tone for the entire relationship and acts as a foundation for successful partnership. An ideal transition is smooth, cost effective and transparent.

At our initial kick-off meeting, we will confirm communication protocols, review the contract and scope of work along with a timeline on completion of key site initiatives, review our safety protocols, introduce our QSA process, scheduling and discuss pre-approval thresholds on emergency spending.

1 WEEK BEFORE SERVICE START



- Tour entire site with BV Team that will be involved in project
- Assemble and prepare all required equipment
- Final update to Community Representative
- Tour with Community representative to discuss the following:
- Complete Irrigation Audit of entire property.
- Implementation of complete Irrigation inspection Program
- Monthly Rotational Maintenance Plan
- Schedule and implementation of comprehensive Fertilization Program
- Complete Horticulture Site Inspection
- Complete Arbor Inspection Report
- Any additional findings or requests from the site

1 MONTH AFTER SERVICE START



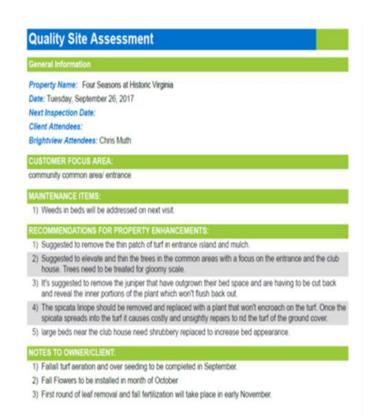
- Review progress on complete Irrigation system and components
- Review progress on Horticulture Report
- Review progress on site Safety Inspection Report
- Review with the Landscape Committee our designated areas of supervision and service, Communication with the Community using the BrightView Connect Portal
- Review progress on complete Arbor report
- Provide the first QSA

Pro-Active Communication From Your BrightView Manager

Your contact and your BrightView Manager will be one phone call, text, email away from each other at all times. All managers are provided with a company iPhone complete with their company email. You will have your manager's cell phone and will able to be in contact with him or her at any time. Your Account Manager will be your SINGLE POINT OF CONTACT for all your needs. On top of this easy access, our Account Manager will also provide you with pro-active communication reports on a weekly basis including...

Quality Site Assessment (QSA) Report

As part of our reporting plan you will receive quality site assessments (QSA's) on a routine basis. These inspections review turf quality, seasonal flowers, tree & shrub care, site quality and irrigation management. The assessments provide recommendations for property enhancements, note any maintenance items that need addressed and allow for additional reporting on property areas that may be outside of our scope work.







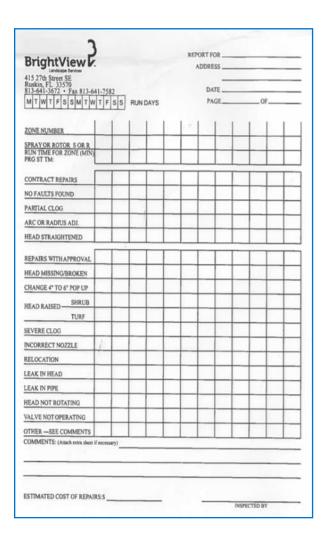
Weekly Reports Provided

In addition to QSAs, we utilize a simple, yet effective reporting tool to communicate on weekly services. The report below will be used by our Account Manager during weekly site visits to recap the priorities back to you. It can be **emailed or copies left at a specified location on property every week**.

	Field Re	port
BrightView	Crew Leader:	
Client Name:	Date:	
Property Name:	Manager:	
THE FOLLOWING SERV	CES WERE PERFORMED:	
Operation	Complete	Ongoing
POLICE SITE		
MOW		
BLOWING		
WEED BEDS		
EDGE BEDS		
EDGE HARD LINES		
SPOT PRUNE SHRUBS		
MAJOR PRUNE SHRUBS		
PRUNE GROUND COVERS		
PRUNE TREES		
FLOWER CARE		
SPRAY INSECTICIDE		
SPRAY HERBICIDE Comments:		

Monthly Irrigation Reports

Regular inspections and system monitoring will be a part of our proactive communication approach method to keep your irrigation functioning properly and efficiently.



Monthly Water Management Services

- Every Irrigation clock will be checked thoroughly every month by your Irrigation Technician.
- Any irrigation heads damaged will be repaired immediately. Any other issues found by technician will be reported immediately to management. If crew members see issue, they will report to Account Manager right away.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.

Water Management Services

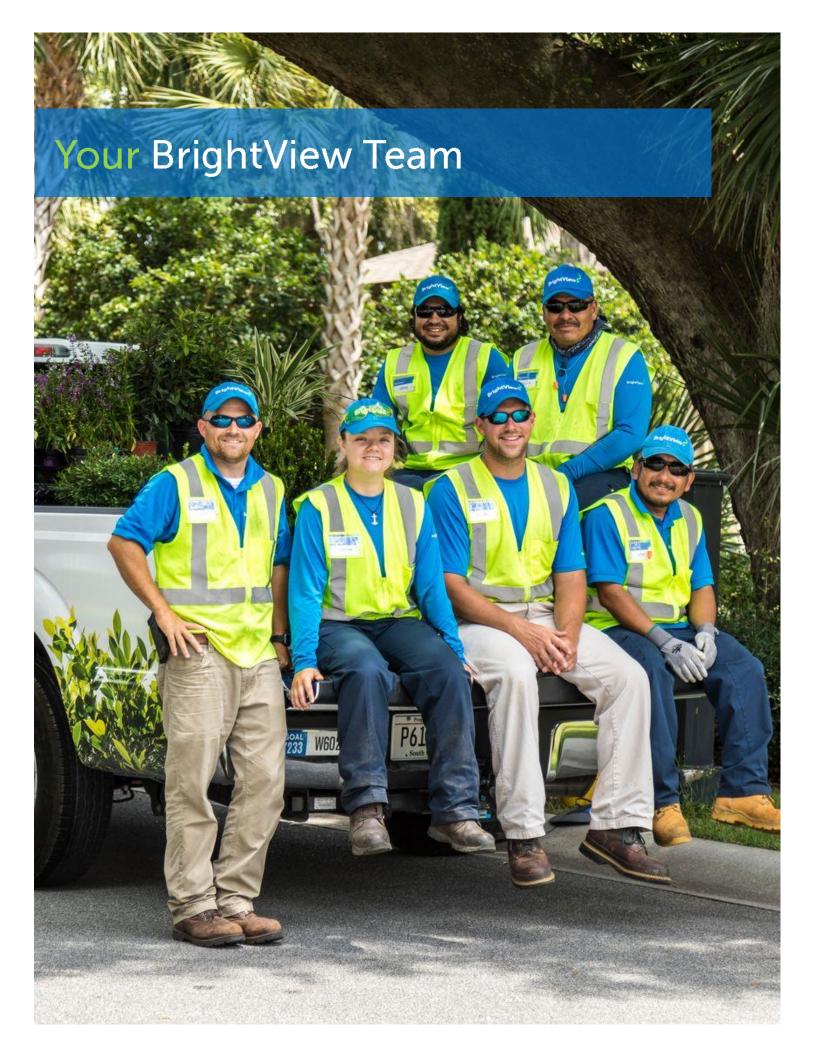
- Water Auditing, budgeting and tracking
- EvapoTranspiration (ET) based scheduling.

<u>Upgrade Equipment and</u> Replacement Parts

- Soil Moisture sensors
- Rain sensors
- Matched precipitation Sprinklers.
- Pressure regulated valves and sprinklers.

Water Saving Retrofits

- Drip Conversions
- Hydronizing Design and implementation.



Meet Your BrightView Team

Over the past 80+ years our Company has been a leading innovator in many of todays Best practices.

We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery.

We also have developed a team to best service each Client. Below you will see how each member plays a role in successful client satisfaction:



Account Manager

Focus on Client

- Your primary phone call and contact
- Develop Relationship with Management and Board
- Communicate client needs to PM and Crews

On-Site Production Manager

Focus on Execution of the Work

- Manage crews to execute the work
- Develop, Evaluate, and Retain Crew Members
- Safety, Quality, and Efficiency
- Reports to the Account Manager

Department Managers

Focus on Ancillary Work

- Irrigation Inspections
- Mulch and Annual Installation
- Palm Pruning, Street Tree clearance, Canopy thinning and lifting.
- Community Enhancement Projects



Meet Your BrightView Team



Jason Roberts

Production Manager

Experience

- 22 years' experience in the green industry
- 5 years with BrightView

Certifications

 State of Florida Green Industries Best Management Practice

Contact Information

- Cell: 813-393-9185
- Email: Jason.roberts@brightview.co



Greg Funk

Account Manager

Education

Graduated Indiana
 University with a BA in Business Management

Experience

- 18 years experience in the green industry
- 5 years with BrightView

Certifications

 State of Florida Green Industries Best Management Practice

Contact Information

- Cell: 813-382-0824
- Gregory.funk@brightview.com



Mark Lanteigne

Branch Manager

Education

 University of Rhode Island B.S. Horticulture and Plant Sciences

Experience

- 38 years Landscape
 Maintenance, Design,
 Installation
- 38 years with BrightView
- 31 years in Tampa market

Certifications

 State of Florida Green Industries Best Management Practice

Meet Your BrightView Team



Account Manager Greg Funk

Tasks Associated

- Greg will be Management and Board Member's Single Point of Contact for all services.
- Provides monthly Quality Site Assessment reports to Management. Including picture documentation.
- Attends Board Meetings.
- Walks with Board and Management.
- Supervises Irrigation, Fertilization, Tree, Enhancment Teams.

Experience

- Managed landscape maintenance crews throughout Riverview Area since 2016.
- He has been in the landscape industry for 19 years,
 5 Years with BrightView.
- BrightView University Gardener Program and Account Manager Program.

Certifications

 State of Florida Green Industries Best Management Practice

Education

 Graduated Indiana University with a BA in Business Management



Similar Properties Managed

- Spring Lake CDD and Lucaya Lake HOA and Townhomes
- Providence Lakes
- Fish Hawk 4 CDD and Townhomes
- Riverglen HOA
- Landings at Alafia
 Townhomes
- Boyette Spring Entries



Meet your BrightView Team



Production Manager – Jason Roberts

Tasks Associated

- Jason will be on property with the Crews each week.
 He will be the Account Managers right hand while on property.
- Teaches any new Crew Members the rotational map.
- Makes sure any issues communicated by management are addressed.

Experience

- Managed Landscape Crews in the Brandon and Riverview Area since 2016
- He has been in the landscape industry for 22 years and 5 Years with BrightView.
- BrightView University Gardener Program, Account Manager Program, Safety Program

Certifications

State of Florida Green Industries Best Management Practices Program.

BrightView University.



Similar Properties Managed

Florida Institute of Food and Agricultural Sc

- Winthrop Village and Townhomes
- Brandon Pointe
- Citi Banks
- USAA Headquarters
- CountryWood Plant City
- Lake Brandon Townhomes



Meet Your BrightView Team



Riverview Branch Manager-

Mark Lanteigne

Tasks Associated

- Currently manages landscape maintenance business throughout the East Tampa and Riverview area.
- Served as Crew Supervisor, Operations Manager, Account Manager and Tree Care Manager. Senior Branch Manager.
- Hos focus is to work with your Account Manager to see that all your goals are met in maintaining your property.

Experience

- Has been with BrightView for 40 years.
- 31 Years Managing in Tampa Market.

Certifications

- Completed every BrightView University Course
- State of Florida Best Management Practices.

Education

 Graduated University of Rhode Island with BS Horticulture and Plant Sciences





Similar Properties Managed

 Oversees Every property Serviced by our Riverview Branch.



BrightView Design Capabilities



Enhancement Manager - Jeff Blackburn

Associated Tasks

- Currently supervises landscape maintenance business throughout Riverview Area.
- Involved with maintenance, renovation, design, installation, irrigation management, and tree care on all of his properties
- Spend time with Clients, walking properties and listening to their input on the landscape goals.
- Teach proper horticulture practices to teams while conveying to them what clients are looking for.



• With BrightView for 29 years. Green Industry for 35 years.

Education

• University of South Florida, Commercial Art











Meet Your BrightView Team



Tree Care Manager, Arborist-

Justin Romero

Justin G Romero represents the BrightView tree care team as our staff ISA Certified arborist. He has been in the Arboriculture industry for over 25 years. Justin has performed in all spectrums of Arboriculture across the country as well as overseas in the British Virgin Islands and the West Indies. Justin has worked on and assisted with large scale consulting projects. He works with clients on tree care pruning and removal plans (3 and 5 year plans), tree care inventory and management plans, tree and plant health care diagnosis and treatment, Arborist reports and urban canopy management plans.

My goal is to provide clients with information and answers to all arbor care needs. I have overseen tree care management and development plans of over 12,000.00 trees for active community and homeowner associations. I have worked with many large commercial firms helping to develop tree preservation protocols while also helping to reduce tree mitigation costs. I am extremely passionate about this industry and approach each and every project with fervor.





Experience

- Paul Smith's—Forest
 Management / Forest

 Resources Management
- Over 25 years working within the Arboriculture industry

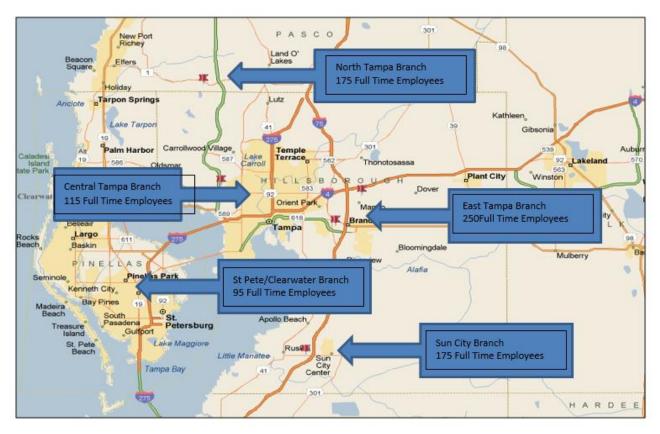
Certifications

- Tree Risk Assessment Qualified (TRAQ)
- ISA Certified Arborist FL-9753A
- Palm Management Certified
- Best Management Certified
- TCIA -Tree Care Industries of America CTSP - Certified Tree Care Safety Professional





Office Locations and Employees at each Location



Above; BrightView Branches in Tampa Bay market and the number of full time employees at each location.

East Branch | Branch servicing Park Creek

9713 Palm River Rd.

Tampa FL. 33619

813-621-6619

East Branch is a 8 min drive to Park Creek Clubhouse

Sun City Branch	Headquarters
415 27th St SE	980 Jolly Road. Suite 300.
Ruskin, FL. 33570	Blue Bell, PA. 19422
813-641-3672	484-567-7204
North Tampa Branch	Central Tampa Branch
North Tampa Branch 26642 Wild Fern Cr.	Central Tampa Branch 7001 Benjamin Rd.
•	•

References in Area

Southshore Bay- (Hidden Creek CDD)

Metro Lagoon Community

Property Address: Riverview, FL.

Customer Since: 2017

Contact Information: Tonya Elliot Moore | 813-374-9104 |

telliottmoore@dpfgmc.com



Brandon Pointe Townhomes and HOA

Property Address: Riverview, FL.

Customer Since: 2019

Contact Information: Jen Robertson | 813-850-8578 |

jrobertson@excelsiormanagement.com



Waterleaf CDD

Property Address: Riverview, FL.

Customer Since: 2015

Contact Information: Steve Stafford | 813-564-6103 |

sstafford@artemis.com



Winthrop Village

Property Address: Brandon, FL.

Customer Since: 2018

Contact Information: Joanna Likar | 813-951-0312 |



CDD

References

BrightView's expert teams help maintain numerous CDDs in Tampa Bay market:

- Hidden Creek
- Waterleaf
- Spring Lake/Lucaya Lake
- Shell Point
- Sereno
- Waterchase
- Oakstead
- Grand Hampton





BrightView

Other Central FL CDDs under BrightView's Care:

Orlando

- The Villages
- Myrtle Creek
- Greenway
- Baldwin Park

<u>Sarasota</u>

- Bobcat Trails
- Venetian

Jacksonville

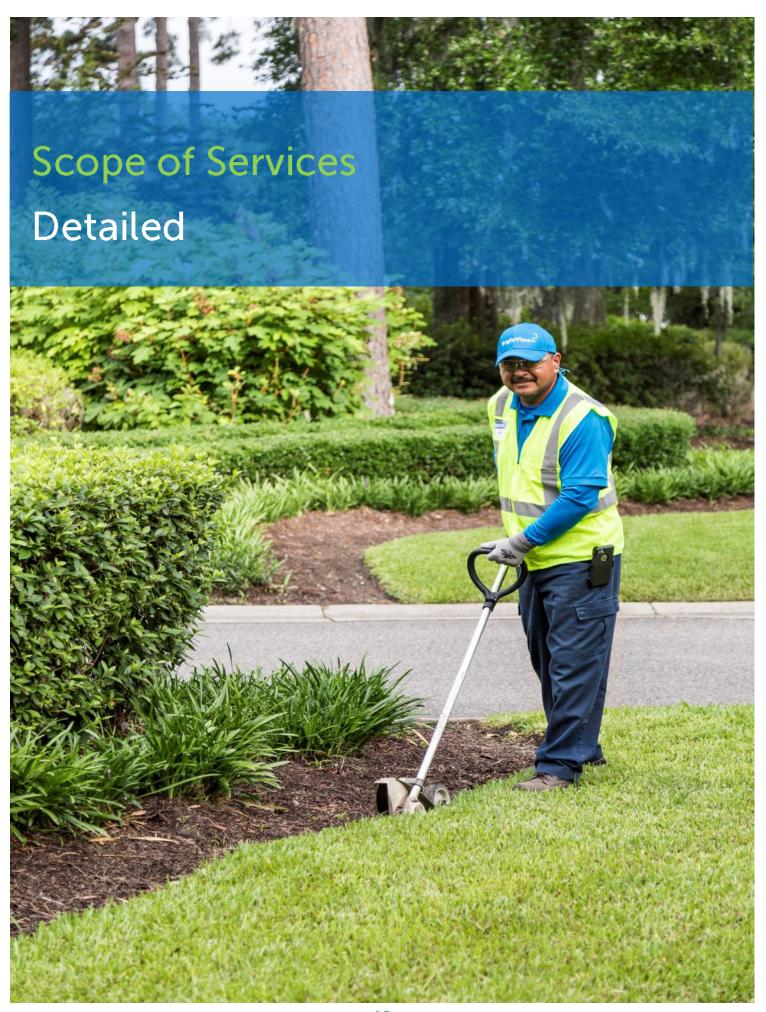
- Rivertown
- World Commerce











Weekly Service Plan and Staffing



Mow Crew- (6 crew members- 1 day per week)

This crew will move through the property to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events, the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew (Same Crew Members)

The crew's duties will include ornamental, shrub and tree care along with site policing and weed removal. The property has been divided into four sections; during every visit, crew members will progress through a quarter of the property to complete entire property each month.

Account Manager- Greg Funk

Owner of our relationship. He is your **single point of contact** for the management team for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your site on a bi-monthly basis. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Manager- Jason Roberts

This crew manager will be on site with crew and is the right hand of the Account Manager. This manager will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by Kimber and Gina and the Account Manager.

Ancillary Services:

There are several teams external to the Park Creek Lake on-site team that will handle a portion of the work load specific to their expertise.

Tree Care outside of ground clearance, palm pruning will be handled by Tree Care Crews as scheduled.

Seasonal color bed and mulch installations will be handled by our Enhancement Department. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well.

Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner.

Turf Management Program

IN ADDITION TO THE SCOPE OF SERVICES PROVIDED

Mowing Service

We will deploy a specific mowing crew of 6 Team members for one (1) day to perform all the mowing, edging, string trimming, and blowing.

Your community has been mapped and the crews will follow that mapping progression

through the property. This "mapping" will be provided to Your team in advance of our initial service. We can adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event.

We will maintain a weekly schedule for all turf areas in the growing season and a bi-weekly schedule in the slow growing months. The schedule may change according to weather, turf

NOTE AND ADDRESS OF POINT - COD Landscape Maintained

TANKS - TANKS - COD Landscape Maintained

conditions, and fertilization schedule:

- Hand mowers to be used in areas where large, heavy equipment may damage turf or
 other property. Patterns will be changed frequently to prevent ruts accumulating in turf.
- All mowers are equipped with mulching decks. Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing.

Shrub and Plant Care Program

Pruning Schedule

Their duties will include ornamental, shrub and tree care along with site policing, weed removal, and leaf removal.

Your Crew will proceed through entire community each month. All areas that require pruning will be done one time completely in every month. This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of "long and short" shrub pruning every month. High frequented areas will be touched every week.

We will map the community. Each week of the month your crew will prune and detail a section. This schedule will be updated monthly and a copy will be provided to you for final approval every month.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation. During our initial site review we will diagnose any shrubs that cause safety issues for pedestrians on sidewalks and shrubs blocking traffic signs or monument signs.







Winter- Cut back shrubs needing severe thinning, limb up trees.

Spring- Apply pre/post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.

Summer- Regular inspections to address plant growth, weeds, and overall plant health, fertilize.

Fall- Fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.

Debris Cleanup

Your Pruning Team will remove all debris generated in the Shrub and Ground Cover functions from the site daily and police common areas for litter and fallen debris upon each service visit

Bed Weed Control

A Spray Technicians will progress through entire community every month.

In-House Irrigation Management Program

Your Irrigation Technician is part of your BrightView Service Team and works hand in hand with your Account Manager and service branch.

Water Management is much more than just sprinkler repairs. Upon award, BrightView will perform a thorough audit of the entire irrigation system listing items needing repair or replacement. Including items that would improve the irrigation system.

After confirming that all heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician

A report will be provided to the management team. Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to management.

- Monthly irrigation checks assure that every zone is fully operational, and coverage is adequate to keep a healthy and lush landscape.
- Water management is the key to a successful landscape management program.
- The best preventative maintenance program is one that consistently checks the system, keeps it up and running properly, and repairs issues in timely manner.













In House Tree Management Program

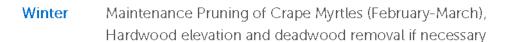
You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability.

Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful.

Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- · Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management





Spring (April-May) Pruning of all Palms to remove brown fronds and

seed stalks.

Summer Maintenance Pruning of Hardwoods to remove excess foliage,

building, security, vehicle and pedestrian clearance issues.

Fall (September-October) Pruning of all Palms to remove brown

fronds and seed stalks (Optional if needed)





In House Color Management Program

A seasonal color program on your property is the perfect complement to a well-maintained landscape. A consultation with your Account Manager will ensure beautiful seasonal color throughout the year.

On a per-square-foot basis, color plantings are usually the most intensively managed element of a landscape. There are ways to develop an outstanding color program that makes a strong return on the investment.

Color themes may be used to complement buildings, company colors or the appropriate season of the year.

BrightView will take control of all Seasonal Color Beds, weed control, all fungus controls, all designs and all warrantees associated with all the Seasonal Color Beds.

BrightView will be 100% responsible for all services associated with Seasonal Color Management on site.













A Safe Workplace & Community is Our Priority

Safety is our top priority at BrightView and we are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

We believe in the following principles:

Safety is our top priority

Appropriate PPE must be worn

Follow-up, report, and learn from incidents

Everyone is responsible for each other

Training is the first step to safe behavior

You are the key to making a difference



BrightView's management is committed to providing a safe work environment and establishing safe work practices for all our employees. We begin all new jobs with a safety inspection. This identifies any job site hazards, roadway hazards and the safest place to operate from onsite.

Trucks are always equipped with cones that are placed around the truck and trailer at all times. We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

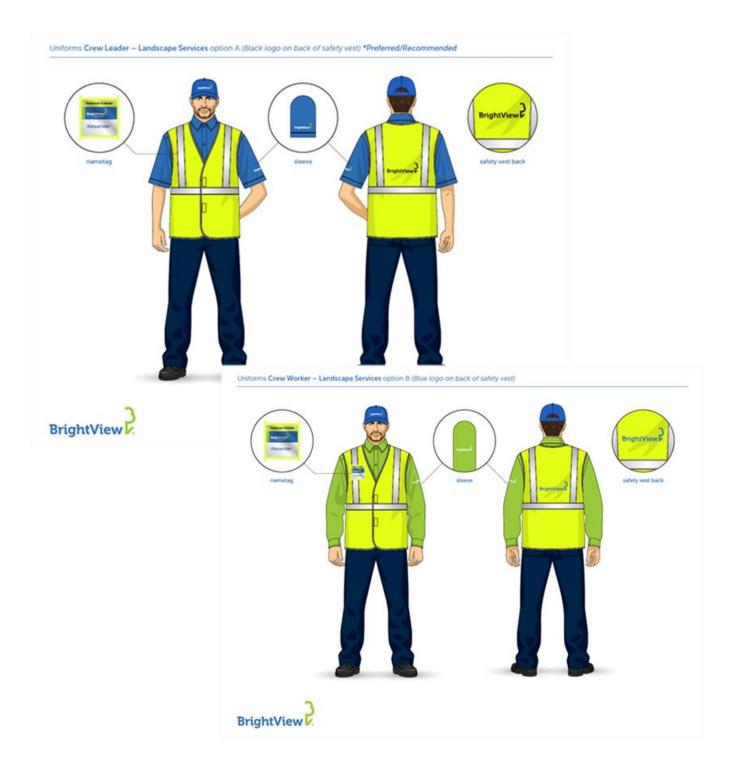
- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations

- HAZCOM Policy
- Safety Compliance Checklists
- Crew Member Equipment Safety Training Program
- Weekly Safety Talks

Personal Protection Equipment



Your Dedicated BrightView Crew - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it gives a sense of safety to your residents and visitors who can instantly recognize our team members.



E-Verified Employees

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.





Park Creek CDD Landscape Fee Summary

Contractor: BrightView Landscape Services, Inc.

Address: 9713 Palm River Rd. Riverview, FL. 33619

Contact: Kyle DuBols Emall: kyle.dubols@brightvlew.com Phone: 813-476-0304 Fax:

Property: Park Creek CDD

Address: 4648 Eagle Falls Pl. Tampa, FL 33619 Phone: 407-201-1514

Contact: Clayton Smith - Field Operations	Emall: Cantinggrand.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) -	84,300	\$4,300	\$6,450	009'88	009'88	\$10,750	009'8\$	\$10,750	009'8\$	\$6,450	\$4,300	\$4,300	\$86,000
Mowing/Detailing													
TURF CARE	\$562		\$562		\$562					\$562			
(Schedule B)			\$476			\$476				\$476			\$3,676
Bahia/St Augustine Fert													
TREE/SHRUB CARE				\$500		005\$		\$500		0053		8500	
(Schedule C)													\$2,500
Heardings Fell													
BED DRESSING - 170 Yds					\$4,940						\$3,900		
(Schedule E - B.) 95ydsMay/75 Nov													\$8,840
Per Yard Pricing:					96						76		
PALM TRIMMING			\$35/palm										
(Schedule E - C.) Per Palm Price: \$35.00			\$1,435										\$1,435
41 Palms - Contractor to confirm count													
ANNUAL CHANGES	0098			0098			0098			009\$			
(Schedule E - A.)													\$2,400
Per Annual Priolog:	300			300			300			300			
IRRIGATION MAINT.	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	
(Schedule D)													\$10,008
TOTAL FFE PER MONTH:	262.38	\$5.134	\$9.757	\$10.534	\$14.936	\$12.560	\$10.034	\$12.084	PSF 63	£9.422	\$9.034	\$5,634	\$114,859
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towning/Detailing/Imrig stron/Fert and Peet \$102,184.00 S102,184.00 S12,675.00 S12,675.00

TOTAL

\$114,859.00

Irrigation- We bid the irrigation maintenance at two (2) visits per month and doing 50% of the property each visit. Our office is 15 minutes away and our Irrigation Techs are in the area in the area. If we bid per RFP specs and did four (4) visits per month and only serviced 25% of property each visit, our Irrigation Price would increase \$2,000.

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)

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(les) 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:	
Ann Risk Services Northeast, Inc. New York NY Office	PHONE (A/C, No. Ext): (866) 283-7122 FAX (A/C, No.): (800) 363-	0105
One Liberty Plaza 165 Broadway, Suite 3201	E-MAIL ADDRESS:	104
New York NY 10006 USA	INSURER(S) AFFORDING COVERAGE	NAIC #
NSURED	INSURERA: ACE American Insurance Company	22667
BrightView Landscape Services, Inc 380 Jolly Road Suite 300	INSURER B: American Guarantee & Liability Ins Co	26247
Blue Bell PA 19422 USA	INSURER C:	1
	INSURER D:	18
	INSURER E:	
	INSURER F:	- 16

COVERAGES CERTIFICATE NUMBER: 570084218989 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.

TYPE OF INSURANCE	ADDU SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS	
X COMMERCIAL GENERAL LIABILITY		XSLG72473826	10/01/2021	10/01/2022	EACH OCCURRENCE	\$2,000,000
CLAIMS-MADE X OCCUR		SIR applies per policy ten	ns & condi	tions	DAMAGE TO RENTED PREMISES (Ex occurrence)	\$2,000,000
X Contractual Liability					MED EXP (Any one person)	\$10,000
X XCU Hazerd					PERSONAL & ADV INJURY	\$2,000,000
GENLAGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$5,000,000
1000 CO CO CO TO STORY CO					PRODUCTS - COMPVOP AGG	\$5,000,000
AUTOMOBILE LIABILITY		ISA H25581593	10/01/2021	10/01/2022	COMBINED SINGLE LIMIT	\$5,000,000
X ANYAUTO					SODILY INJURY (Per person)	
OWNED SCHEDULED					BODILY INJUSTY (Per excident)	
AUTOS ONLY HIREDAUTOS ONLY AUTOS ONLY					PROPERTY DAMAGE (Per accident)	
X UMBRELLALIAB X OCCUR		AUC5085968-17	10/01/2021	10/01/2022	EACH OCCURRENCE	\$3,000,000
EXCESS LIAB CLAIMS-MADE		THE STATE OF THE S			AGGREGATE	\$3,000,000
DED RETENTION				1111	8	
WORKERS COMPENSATION AND		WLRC67804041	10/01/2021	10/01/2022	X PERSTATUTE OTH-	
ANY PROPRIETOR / PARTNER / EXECUTIVE			10/01/2021	10/01/2022	E.L. EACH ACCIDENT	\$2,000,000
(Mandatory in NH)		WC - WI			E.L. DISEASE-EAEMPLOYEE	\$2,000,000
If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE-POLICY LIMIT	\$2,000,000
The second secon	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X CONTROLIAL LIABILITY X ANYAUTO CONNED AUTOS AUTOS ONLY HIRED AUTOS AUTOS ONLY HIRED AUTOS AUTOS ONLY X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION WORKERS COMPRISATION AND EMPLOYERS LIABILITY ANY PROPRIETOR LIABILITY X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION WORKERS COMPRISATION AND EMPLOYERS LIABILITY ANY PROPRIETORS LIABILITY ANY PROPRIETORS PARTINER / EXECUTIVE N N IN	TYPE OF INSURANCE RED WARD COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractal Liability X XUL Habers GEN! AGGREGATE LIMIT APPLIES PER: POLICY X PRO- X LOC OTHER: AUTOMOBILE LIABILITY X ANYAUTO OWNED AUTOS AUTOS ONLY HIED AUTOS AUTOS ONLY X UMBRELLA LIAB X DOCUR EXCESS LIAB CLAIMS-MADE DED RETEINTION WORKERS COMPRISATION AND EMPLOYERS LIABILITY ANY PROPRIETOR I PARTIMER / EXECUTIVE WORKERS COMPRISATION AND EMPLOYERS LIABILITY ANY PROPRIETOR / PARTIMER / EXECUTIVE N N / A N / A I was describe under	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Combactual Liability X XCU Process X X XCU Process X X XCU Process X X XCU Process X X X X X Y X Y Y Y Y Y Y Y Y Y Y Y Y	TYPE OF INSURANCE NEED WAY DESCRIPTION NAMED TO THE SECOND NAME NAMED TO THE SECOND NAMED NAMED TO THE SECOND NAMED NAME	TYPE OF INSURANCE X COMMERCIAL GENERAL LIABILITY GLAIMS-MADE X OCCUR X Contractual Liability X XCU Histand GENLA AGGREGATE LIMIT APPLIES PER: POLICY X PRO- OTHER: AUTOMOBILE LIABILITY X ANYAUTO CWANED AUTOS ONLY HIRED AUTOS NON-CONNED AUTOS ONLY HIRED AUTOS NON-CONNED AUTOS ONLY X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION WORKERS COMPENSATION AND REPLOYERS LIABILITY ANY PROPORTITOR / PARTNERS / EXECUTIVE NON-CONNED NON-CONNED AUTOS ONLY AUTOS ONLY AUTOS ONLY NON-CONNED AUTOS ONLY AUTOS ONLY AUTOS ONLY NON-CONNED AUTOS ONLY AUCS 085968-17 10/01/2021 10/01/2022 MC - AOS SCFC67804089 MC - MI	TYPE OF INSURANCE X COMMERCIAL GENERAL LIABBLITY X COCUR X CONTENDED GLAIMS-MADE X COCUR X CONTENDED GLAIMS-MADE X COCUR X CONTENDED GENERAL LIABBLITY X COLLEGE DELLED GOVERNOON X ANYAUTO COMMED AUTOS ONLY MREDATION NON-OWNED AUTOS ONLY MREDATION AUTOS ONLY AUTOS ONLY X UMBRELLALIAB X OCCUR EXCESS LIAB CLAIMS-MADE CLAIMS-MADE MLRC67804041 MC - AOS SCFC67804089 MC - MI BOOLY 10/01/2022 X PER STATUTE OTHER AUCOMMERCE LIABBLITY X PER STATUTE OTHER AUCOMMERCE LIABBLITY ANY PROPRIETE LIABBLITY X UMBRELLALIAB X OCCUR EXCESS LIAB CLAIMS-MADE MLRC67804041 MC - AOS SCFC67804089 MC - MI BL C68ASE-LAEMPLOYEE LL DISEASE-LAEMPLOYEE L DISEASE-LAEMPLOYEE LL DISEASE-L

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 191, Additional Remarks Schedule, may be attached if more space is required; Evidence of Insurance.

CERTIFICATE HOLDER	CANCELLATIO

BrightView Landscape Services, Inc 980 Jolly Road Suite 300 Blue Bell PA 19422 USA

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

Aon Risk Services Northeast, Inc.

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ACORD 25 (2016/03)

28

570084218989 Certificate No:



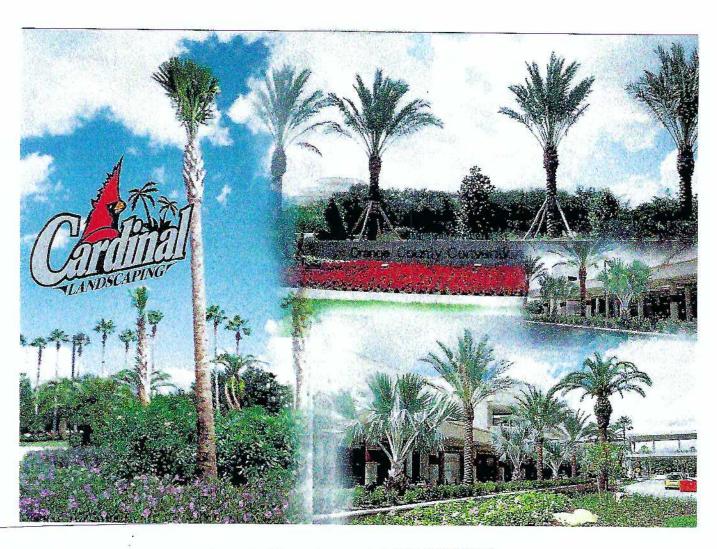
Submitted by:

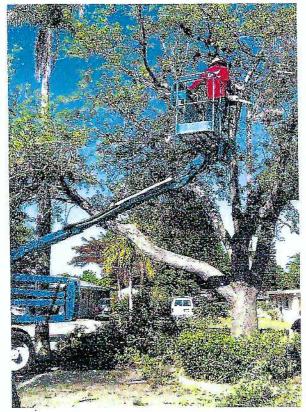
Kyle DuBois 813-476-0304 Kyle.dubois@brightview.com



SECTION B







Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave. Tampa, FL 33604 Phone 813-915-9696
Fax 813-915-9695
www.cardinallandscape.com

December 6, 2021

Park Creek CDD,

At Cardinal Landscaping we have a hands-on management style, which provides superior service and communication with a commitment towards extraordinary results. We currently work with many commercial and CDD properties, as well as contracts with Hillsborough, Pasco and Pinellas County along with the City of Tampa. All of our personnel are trained in providing the very best service and will represent both Cardinal Landscaping and Park Creek in a dedicated and professional manner. We understand the specific needs your property requires and as I included many references that are similar in scope.

We specialize in lawn maintenance, plant installation, irrigation, pest control, and turf replacement. We even have a landscape architect to help with the design work for all of your landscape installation projects.

If you have any questions about Cardinal Landscaping Services or need additional information, please call me at the above listed number or on my cellular, (813) 967-7070. You can also find more information on our web site at *cardinallandscape.com*

Sincerely,

Michael C. Mantei Operations Manager

Cardinal Landscaping Services of Tampa

Personnel - The owners graduated from the University of South Florida, University of Tampa and our Landscape Architect graduated from the University of Florida. We mandate a strong education program for all of our employees. We require continuing education classes and utilize Best Management Practices. Education is the primary step for safety and for successful job execution.

Experience – We perform landscaping and maintenance work for BB&T Banks, Fifth Third Banks, Taxing Districts, H.O.A's, Debartolo Development and Hillsborough County, Pinellas County, along with large municipalities like The City of Tampa and the city of St. Petersburg. We also provided landscaping installation at the Orange County Convention Center in Orlando Florida. Cardinal Landscaping has the expertise, systems, tools and job understanding to help your property look its best. When considering Cardinal Landscaping, please call our references and visit our properties, you will be impressed.

Understanding the scope of work - As mentioned previously, we understand what a project such as yours should look like and we have the experience, the means, and the ability to achieve it.

Financial Capability - We have been in business for over 20 years and have established working relationships with nurseries and suppliers and have the financial capability to complete projects on time without putting financial restraints on our customers.

Price – Because of our experience in the green industry coupled with our educational backgrounds we are able to provide the very best service for the very best price point.

Schedule – Our financial capabilities combined with our strong educated work force allows us to be proactive when starting new projects. We simply can mobilize quickly for near immediate response to our customers needs.

The advantage of choosing Cardinal Landscaping for your landscaping needs is simple. It is our unequaled attention to our customers. We deliver the quality of service and attention you require and when immediate consideration is needed one of the owners will be on site directing your project.

Management and Supervisory Personnel

	Name	Years Exp.	Position	Responsibilities
1	Michael Mantei	28	President	Operation Manager
2	Mark S. Mantei	25	Landscape Architect	Design and Planning
3	Jeffrey M Mantei	22	Vice President	Operation Manager
4	Jeremiah Rodriguez	19	Senior Supervisor	Supervisor of Crews
5	Kelverick Lewis	17	Supervisor	Property Management
6	Isaac Rodriguez	18	Supervisor	Property Management

Proposed Daily Staffing

Skilled Laborers	4
Supervisors	3
Technical Personnel	3

Cardinal Maintenance Personnel

Name	Years Exp.	Position
Robert Bonner	14	Spray Technition
Julian Coleson	12	Arborist
Mark Mantei	25	Landscape Design/Horticulter
Bill Love	38	Vehicle/Equiptment Repair & Saftey
Otis Benson	9	Head Irrigation Technitionn
Joe Phillips	32	Head Mechanic
John Berrenger	6	Irrigation Technition
Eduardo Rodriguez	12	Head Foreman
Daniel Martin	23	Head Foreman
Matt Stratton	15	Head Foreman
Dustin Dunn	12	Head Foreman
Carlos Romero	5	Head Foreman
Marvin Simmons	3	Head Foreman
Reymundo Valasquez	11	Head Foreman
Ricardo Williams	10	Head Foreman
Ed Semmerling	4	Head Foreman
Juan Diaz	5	Lead Driver
Revnaldo Rivera	11	Lead Driver
Travis Robinson	3	Lead Driver
Giovonni Satiago	6	Lead Driver





References

Chapel Creek CDD

Chapel Creek Community Development District

Zephyrhills, Florida 33541

Contact- Clayton Smith

csmith@gmscfl.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Country Place Special Taxing District / HOA

9001 Country Lake Drive

Tampa, Florida 33624

Contact Person- Mr. Dick Flege

rcfsawdust@gmail.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Dupree Lakes CDD

6255 Dupree Lakes Boulevard

Land o Lakes, FL 34639

Contact- Clayton Smith

csmith@gmscfl.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Highlands HOA

9481 Highland oak Dr.

Tampa, Florida 33647

Contact- Mr. Charlie Jester

charlie@wcmanagement.info

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Hillsborough County Roadside/Median & Pond Site Mowing

601 East Kennedy Boulevard

Tampa, Florida 33602

Contact- Mr. Will Hand

handw@hillsboroughcounty.org

Providing full maintenance and trash removal of over 800 acres of county roadways and pond sites. To include centerline miles, ditches, bridges, intersections and ponds.

Hillsborough County Parks and Recreation

601 East Kennedy Boulevard

Tampa, Florida 33602

Contact- Mr. Chris Sanz

sanze@hillsboroughcounty.org

Providing mowing services, bed maintenance, tree pruning and litter control of over 500 acres of county parks and sports complexes.

Rhodine Road CDD

11650 Rhodine Road,

Riverview, Florida 33579

Contact- Clayton Smith

csmith@gmscfl.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Villas of Westpark Village at Westchase HOA

10049 Parley Drive

Tampa, FL 33626

Contact- Ms. Debbie Guerino

Dagtpa46@gmail.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.

Wexford Townhomes HOA

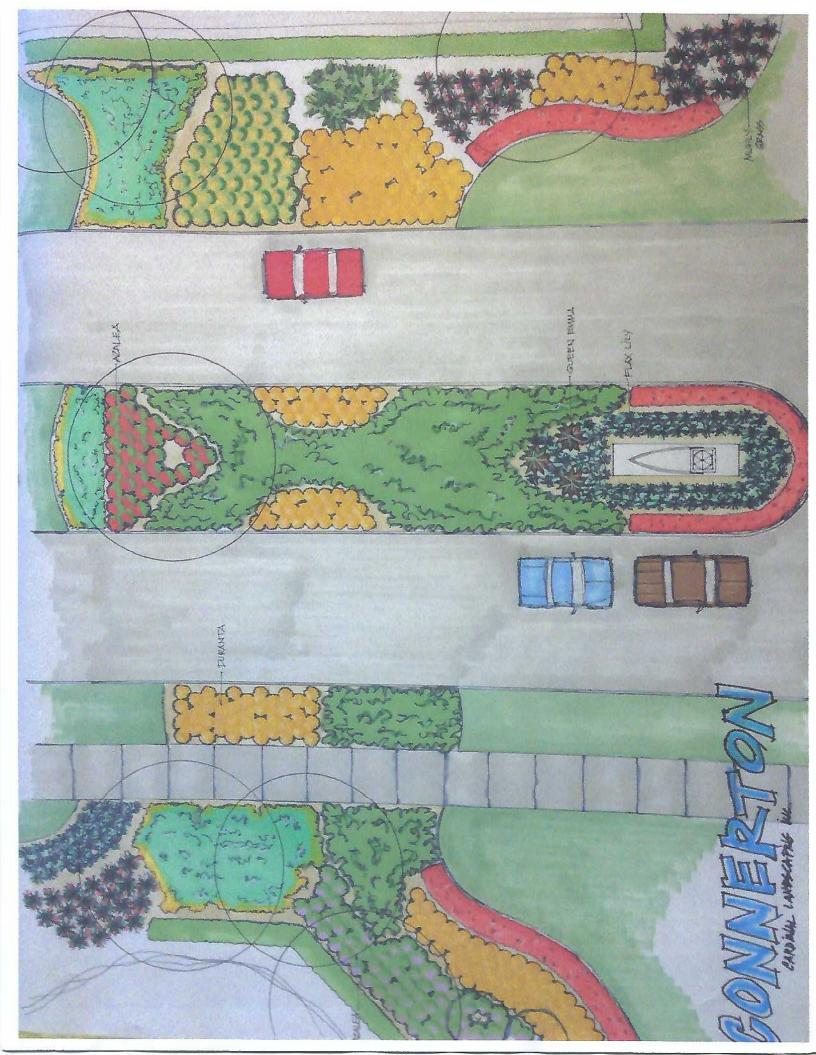
1000 Wexford Park Drive

Tampa, FL 33610

Contact- Dr. Hossam Ashour

Ashourh10@gmail.com

Providing full common ground maintenance and pond mowing of residential community to include trees, palms, fertilization, mulch, irrigation, annuals and trash removal of entrance ways and right of ways.



Park Creek CDD Landscape Fee Summary

Property:

Address:

Contractor: Cardinal Landscaping Services of Tampa, Inc.

Address: 817 E. Okaloosa Ave., Tampa, FL 33604

Phone: 813-915-9696

Fax:

Contact: Michael C. Mantei

Contact: Email:

Phone:

Email: mcmantei@yahoo.com

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	NAC	750	MAR	AFRIL	- KE	NOC	300	200	SEL	3
GENERAL SERVICES										
(Schedule A) -	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800
Mowing/Detailing										
TURF CARE										
(Schedule B)	450	450	450	450	450	450	450	450	450	450
Bahia/St Augustine Fert							mass			
TREE/SHRUB CARE	12.6.12									
(Schedule C)	200	200	200	200	200	200	200	200	200	200
Tree/Shrub Fert						17 - 2	March 1			
BED DRESSING - 170 Yds										
(Schedule E - B.) 95ydsMay/75 Nov					5,225					
Per Yard Pricing: \$55 Per Yard					95					
PALM TRIMMING										
(Schedule E - C.) Per Palm Price: \$55				1,650		00 0000			10 - 10 Jan 14	
30 Palms - Contractor to confirm count				Kol						
ANNUAL CHANGES										
(Schedule E - A.)	1,050			1,050			1,050		,	1,050
Per Annual Pricing: \$3.50	300			300			300			300
IRRIGATION MAINT.										
(Schedule D)	25.00									
TOTAL FEE PER MONTH:	\$8,500	\$7.450	\$7.450	\$10,150	\$12,675	\$7.450	\$8.500	\$7,450	\$7.450	\$8,500

Flat Fee Schedule	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717
Essential Services	680	100								

\$89,400	\$15,200
Essential services Mowing/Detailing/Irrigation/Fert and P	Extra Services Annual Changes Palm Pruning Mulci

	104,600.00
	\$
TOTAL	



Contractor: Park Creek CDD

Address: 4648 Eagle Falls PI. Tampa, FL 33619 Phone: 407-201-1514

Contact: Clayton Smith - Field Operations

Email: Csmith@gmscfl.com

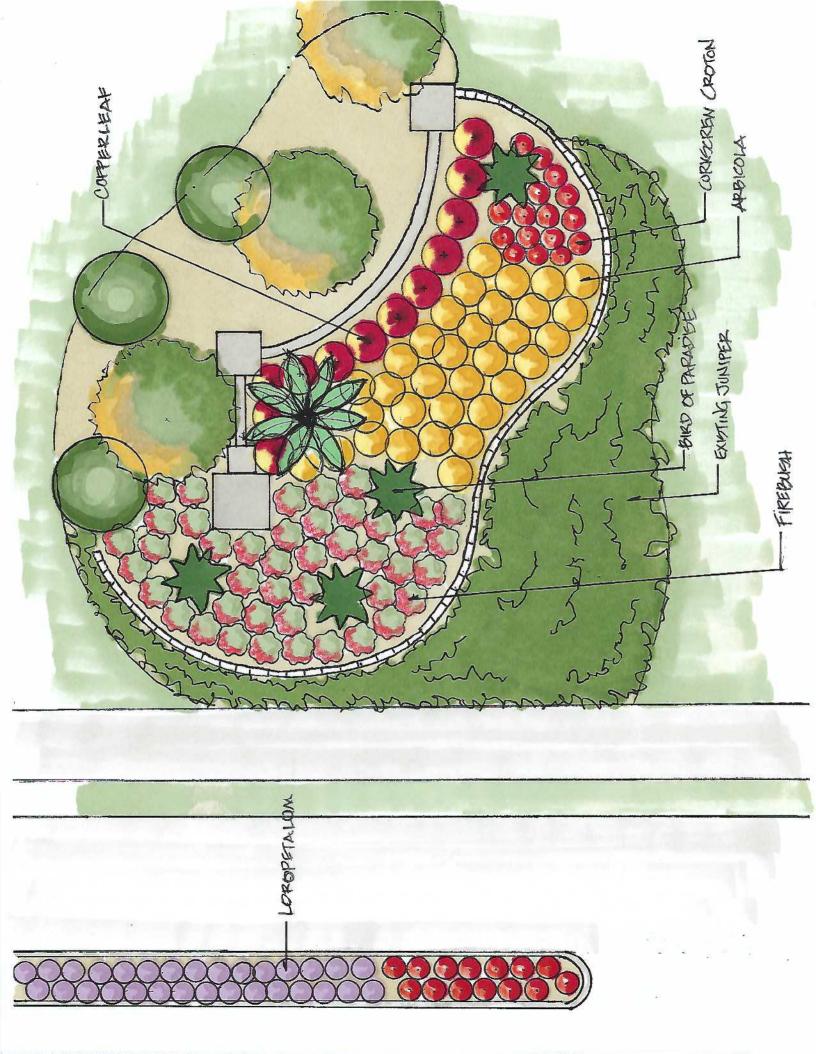
	NON	DEC	TOTAL
GENERAL SERVICES			
(Schedule A) -	6,800	6,800	\$81,600
Mowing/Detailing			
TURF CARE			
(Schedule B)	450	450	\$5,400
Bahia/St Augustine Fert			
TREE/SHRUB CARE			
(Schedule C)	200	200	\$2,400
Tree/Shrub Fert			
BED DRESSING - 170 Yds			
(Schedule E - B.) 95ydsMay/75 Nov	4,125		\$9,350
Per Yard Pricing: \$55 Per Yard	22		3
PALM TRIMMING			
(Schedule E - C.) Per Palm Price: \$55			\$1,650
30 Palms - Contractor to confirm count			
ANNUAL CHANGES			
(Schedule E - A.)		Chiller S	\$4,200
Per Annual Pricing: \$3.50			
IRRIGATION MAINT.			
(Schedule D)			80
TOTAL FEE PER MONTH:	\$11,575	\$7,450	\$104,600

Flat Fee Schedule	\$8,717	\$8,717	\$104,600
Fecontial Sorvices			

Mowing/Detailing/Irrigation/Fert and P Extra Services

Annual Changes, Palm Pruning, Mulcl

TOTAL





SECTION C





November 2021



Expert Care and Service

The name Floralawn is synonymous with expert care and service when it comes to properties across Central Florida. Whether it's your family's personal backyard oasis or a private University with thousands of students, landscapes enhance the way we live, work, and play. Unparalleled industry knowledge coupled with the friendly service of a small operation delivers a package that leaves our clients with a beautiful, well-maintained landscape that attracts people, adds to their property value, and contributes to their success.

History

Floralawn was founded in 1993 by Rob Averitt and Rich McDonald. This partnership was created out of the desire to build a company that customers would find easy to work with, cost effective, and above all—deliver the utmost quality. Through sales, acquisitions, and a customer retention rate of over 95%, Floralawn has always put the needs of the customer first. In April 2010, Floralawn acquired Polk Pump & Irrigation, which added the final dimension to the phrase "Total Property Maintenance."

Vision

Floralawn's vision is to be the most preferred landscape maintenance provider in Florida to the association, commercial, and residential markets, thus providing a profitable return. Additionally, Floralawn strives to create a stable yet scalable enriching atmosphere and culture for our employees and customers through a sense of servant-like service.

Who We are Today

Expansion during a time of sluggish economic activity has always been possible due to Floralawn's financial strength and its commitment to never turning away from the company's core vision. Floralawn has since become one of Central Florida's most trusted landscape maintenance companies and enjoys a diversity of services available to our clients that no other company can match. Floralawn is a proud member of both the Lakeland and Winter Haven Chambers of Commerce and is highly involved with the Community Association Institute.









Our Approach

Being proactive is paramount when maintaining any property or community. We understand that no two properties are alike; each has different needs and demands that must be treated uniquely. Our employees are diligently trained to treat each property as their own and realize that one size does not fit all.

Services

Many of Central Florida's most breathtaking homes rely on Floralawn to maintain their landscape. With unique services that meet the needs of individual homeowners, they receive special attention that giant landscape maintenance providers cannot offer. Additionally, Floralawn can easily cater to larger HOA clients; we routinely maintain stunning entryways, challenging common areas, complex irrigation systems, pond beautification features, and problematic pump systems to increase curb appeal and appease even the most finicky homeowner. Filling such an all-encompassing niche gives clients peace of mind knowing a partnership with Floralawn will benefit them for years to come.

Knowledge

With constant training and continuing education of each staff member, we pride ourselves on the ability to be an expert source of knowledge in all aspects of property maintenance. Our team of professionals are recognized as experts in their respective fields, covering everything from sustainable landscape to the latest irrigation technology. This expert knowledge not only helps us excel in the landscape arena, but is also valuable in educating our clientele.



Our Location

734 S. Combee Rd • Lakeland, FL 33801
We are located just south of I-4, Central Florida's major artery. This provides quick and easy access for Floralawn to service customers with a level of response that has allowed us to retain

over 95% of our customer base since 1993.



Since 2010, Floralawn has kept a working warehouse stocked with pump and irrigation supplies that we use to service our clients. This warehouse also provides a source of "walk-in" business for the do-it-yourselfers.





Meet the Team



Rob Averitt
President

Rob attended the University of South Florida, where he received his degree in Business Administration. Through hard work, dedication, and steadfast faith, Rob and his best friend Rich turned Floralawn from a dream into the industry leader that it is today. Rob holds Certified Pest Control Operator's licenses in both Turf & Ornamentals and General Household Pest Control. He leads his company by example and always puts the customer first.



Rich Medlong
Fert & Pest Manager

Rich started in the horticulture industry in 1995 as a humble service technician for a large pest control company. During his 18 year stretch in the industry, Rich has been able to gain extensive knowledge in both commercial and residential applications. Rich not only started out as a service technician, but has managed large horticulture companies.



Brad ThompsonSolivita Branch Manager

Brad has over 20 years of experience in the landscape industry, ranging from major landscape installations to managing large-scale commercial accounts. Brad's knowledge of landscape and maintenance shines due to his extensive experience in Central Florida. Being an industry expert, Brad is utilized as a source of knowledge for every aspect of landscape maintenance. He is also certified in Rainbird's Maxicom 2-wire systems.



Chris SemkoOrlando Branch Manager

Chris attended Southeastern University where he received his degree in Business Management and Leadership. He has years of Green Industry experience under his belt and has been a valued member of the Floralawn Team since 2006. Chris' "customer comes first" philosophy makes him an asset to each and every property Floralawn expertly maintains.



Harold Simmons
Landscape Manager

Harold has over 20 years experience in the Green Industry. During his 20 years, Harold's portfolio includes design, installation, and maintenance of golf courses, master planned landscape, and large-scale irrigation. In addition to his design and installation skills, Harold has also managed large-scale commercial and residential accounts.



Russ Prophit Irrigation Manager

Russel is a second-generation green industry professional with over 4 decades of experience in the irrigation and landscape industry. His experience in all phases of the industry from design, installation, service, consulting and training, Russel provides a level of expertise which is hard to match by most firms in this industry.



Kevin Smith
Account Manager

Kevin Smith is a Florida native who came to Floralawn with extensive experience in the pest control industry. Beginning as a spray tech in a Lakeland pest control company, he worked his way up to manager, a position he held for 14 years. He now enjoys delivering attentive, comprehensive service to the diverse Floralawn properties under his care.



Damon SmithAccount Manager

Florida born and raised, Damon Smith owned and operated a successful 17-year lawn-care service with long-term residential and commercial clients. Expert in all aspects of lawn maintenance including irrigation and tree care, Damon now oversees the care of multiple Floralawn properties. He loves working with customers and producing high-quality results.

Capabilities

Floralawn's unique place in the industry, with a bevy of expert services available under one roof, defines the term "Total Property Maintenance." Although we frequently supply these solutions a la carte, we specialize in being able to package these solutions together to make Floralawn your one and only phone call. On any given property, we can combine landscape maintenance, fertilization, indoor & outdoor pest control, landscape design, and irrigation – providing a complete suite of services for one affordable price. Our clients are able to reduce their overall expenses by procuring these services from one provider.

Landscape Management

Whether it's brand-new turf and plantings or the look your property has had for years, it's important to protect your investment. Central Florida is a hotbed of potential threats to your landscape and Floralawn is expertly trained and equipped to keep it looking beautiful. Quality inspections and cutting-edge preventative products provide a proactive approach to stop problems before they start, which saves you time and money.



Fertilization

Proper fertilization is second only to adequate irrigation, when it comes to the health of your landscape. A thick, lush, green lawn is not only beautiful, but also the best defense against the full spectrum of diseases, insects, and weeds. Our expert knowledge and experience can keep it looking its best year-round.



Pest Control

When combined with proper fertilization, a proactive pest control program is the best solution possible. Aggressively preventing major infestations will keep your landscape looking its best. Our Integrated Pest Management Professionals can help maximize the beauty, health, and lifespan of your trees, shrubs, and turf.

Enhancements & Beautification

From replenishing beds with fresh mulch and annuals to a complete landscape design overhaul, Floralawn's Horticultural team of Landscape Designers and Installers can make any building pop with instant added curb appeal. Your property is our canvas, and we take the time and effort to help each client combine their vision with a self-sustaining landscape and Florida-friendly plants wherever possible. With over 15 years of exceeding our clients expectations, you can rest assured that large or small, the job will be done neatly, efficiently, and correctly—the first time, every time.



Water Management

Droughts, high water bills, new regulations, violation penalties... Water Management is a hot topic in Florida nowadays. Water is a limited resource and using it wisely is even more imperative now. Proper Water Management goes far beyond merely "fixing sprinklers."



Irrigation

Water plays the most vital role in the overall appearance and health of plantings on your property. Making sure enough water is being applied is just as crucial as making sure you aren't running money down the drain. The experts at Floralawn understand that your irrigation system is the main artery that feeds the living, breathing organism known as your landscape.



Pumps & Wells

Since 1958, we have been the "go-to" pump and irrigation company in Polk County and surrounding areas because of our specialty in servicing and maintaining today's complicated pump systems. Having over 53 years of experience, we enjoy the lasting relationship built not only by providing expert service, but also by being a source of knowledge for our customers.

Indoor Pest Control

Floralawn's Indoor Pest Control Division couples cutting-edge products and equipment with the industry's leading Integrated Pest Management techniques to provide our customers with what's known as Preventative Pest Control. Our knowledgeable team of Pest Technicians are able to keep homes and businesses pest-free without the use of harsh chemicals inside the buildings. Our non-detectable insecticide products create an invisible barrier around the perimeter, keeping the outside of your structure pest-free year round.



Extra Services

Deep Root Shrub Feeding Low-Volume Irrigation Landscape Lighting

Bush-hogging Property Clean-Up French Drains

pH Correction Pond Fountains Pressure Washing

Antibiotic Palm Tree Injections Turf Painting Flea Control

Customer Service & Support

Floralawn specializes in large communities with unique challenges. We've developed custom support systems and integrated ways to directly connect with residents. We're big enough to serve you, yet small enough to know you.





Dedicated Phone Number

Feel confident that when you call Floralawn, we'll pick up the phone. In addition to online support, we will always accomodate our clients by having dedicated phone number just for helping our clients.

Resident-Focused Support

Whether tending to residents' landscaping or to their communications, Floralawn team members strive to provide attentive care and exceptional service. We know that in this business, quality performance and responsive customer support result in happy people. Our work-order interface provides residents with an easy-to-use system in which they are heard, acknowledged, and responded to.

24/7 Emergency Services

We care about the properties we manage and the people who inhabit them. When the unforseen happens, we'll be there when you need us. Call our dedicated number for 24/7 support.

Work Order System

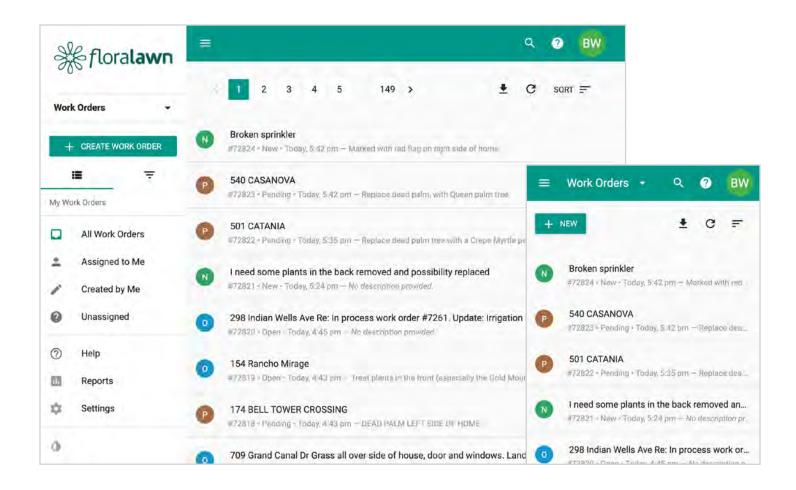
Utilize our online work order system to create and track work orders for your property. Managers and residents can easily create an account and get started right away.

On-Site Management

We understand that for many residents, speaking in person with a manager is preferable to discussing an issue via email or phone. For this reason, a manager always accompanies Floralawn crews and is available onsite for communication and problem-solving.

Work Orders

When we first opened the doors, our work order system mergly consisted of pen and paper. Over the years we've evolved into an online work order system capable of handling support tickets directly from the residents themselves.



Resident Accounts

Depending on factors, residents can create an account and manage their work orders from start to finish.

Trackable Results

Our portal-based work-order system provides an easy way for residents to inform Floralawn about issues that need to be addressed. This system provides trackable progress and detailed reporting.

Communication

Our team members stay in constant communication through work order status updates and direct messages.

Resident Training

We provide regular training sessions with residents on how to use the work order system.

Your Community



Your Community

Floralawn has the capabilities to address every present need and demand in your development. Irrigation management is paramount in any successful landscape, and when coupled with proper maintenance, fertilization, and pest control practices, plants and turf can reach their full potential. Increasing curb appeal is always our top priority and end goal. Returning your landscape to its intended condition will be achieved through restorative and proactive key processes in your development.

Community Curb Appeal

Curb appeal is important for maintaining property value and resident retention. Floralawn can help increase the success of your curb appeal by adding cost-efficient annual flowers in highly visible areas. These plantings can be rotated throughout the year to accompany the changing seasons and to facilitate a dynamic color palette all year long. Floralawn staffs an expert Landscape Designer that can assist with proper plant selections that would best suit location and soil conditions when the time arises to replace or enhance your landscape. We would also focus a tremendous amount of effort into restoring the vigor of the grass and turf already present on the property, creating an instant result at no extra cost to the Association.



Floralawn understands that communication does not end at the contract's scope and terms; rather, this is where it begins. When dialog is established between Floralawn and your community, being proactive becomes second nature. Open, unfettered communication is a crucial element for any successful relationship in the landscape industry, especially in a day and age of so many regulations, rules, and complex systems.

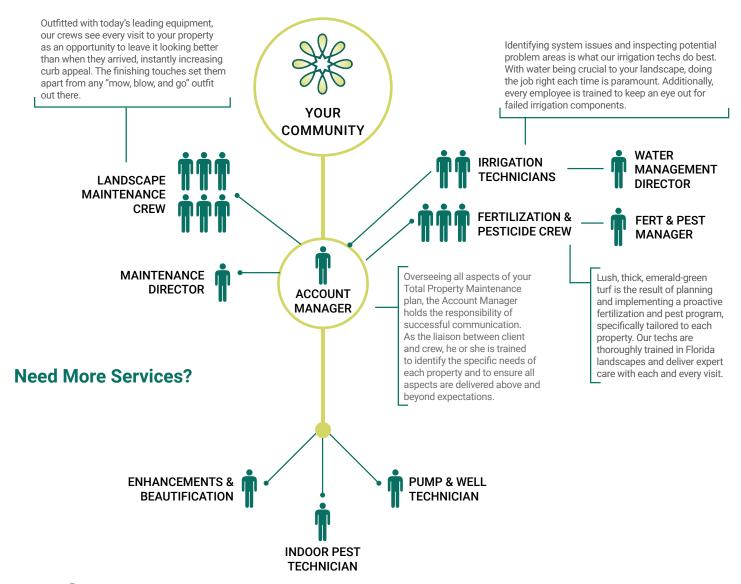




Personnel Structure

Every Employee at Floralawn understands that each property is unique and demands their full attention each time they step foot on it. This understanding is essential to the success of your property, and every day we strive to make your property look its absolute best. Instilling this "ownership" of our clients' properties in each individual employee is how we start our Customer Service Experience.

What To Expect From Floralawn





Total Property Maintenance involves many moving parts, and your Account Manager serves as the central cog in the machine, ensuring your total satisfaction. Detailed quality assurance checks from the Account Manager means that your property is always under a watchful eye. Should you ever have a question or concern, one phone call is all it takes.

Solivita



Details

Type Master-Planned Location Kissimmee, FL Homes 4,300 Community Pools 13 Turf 30 Million Sq Ft

Contact

H. Donovan Brown, PhD President of Landscape Committee 863-513-3861

Overview

Solivita is one of Florida's largest active adult communities. With over 4300 homes, this community boasts a large towncenter, 13 pools, and miles of roadway cart path. Every single house recieves a full compliment of landscape services on a regularly scheduled basis including mowing, edging, plant bed detailing, irrigation, fertilization, and pest control. To manage the large amount of homes and the overwhelming amount of possible support requests when taking the community over, Floralawn implemented a custom, online work order system that allows each homeowner to submit support tickets under their own account.









Bellalago



Details

Type Master-Planned Location Kissimmee, FL Turf 6 Million Sq Ft Landscape Beds 500K Sq Ft Roadway Edging 400K Ln Ft

Contact

Kraig Carmickle 877-221-6919

Vice President

Evergreen Lifestyles Management

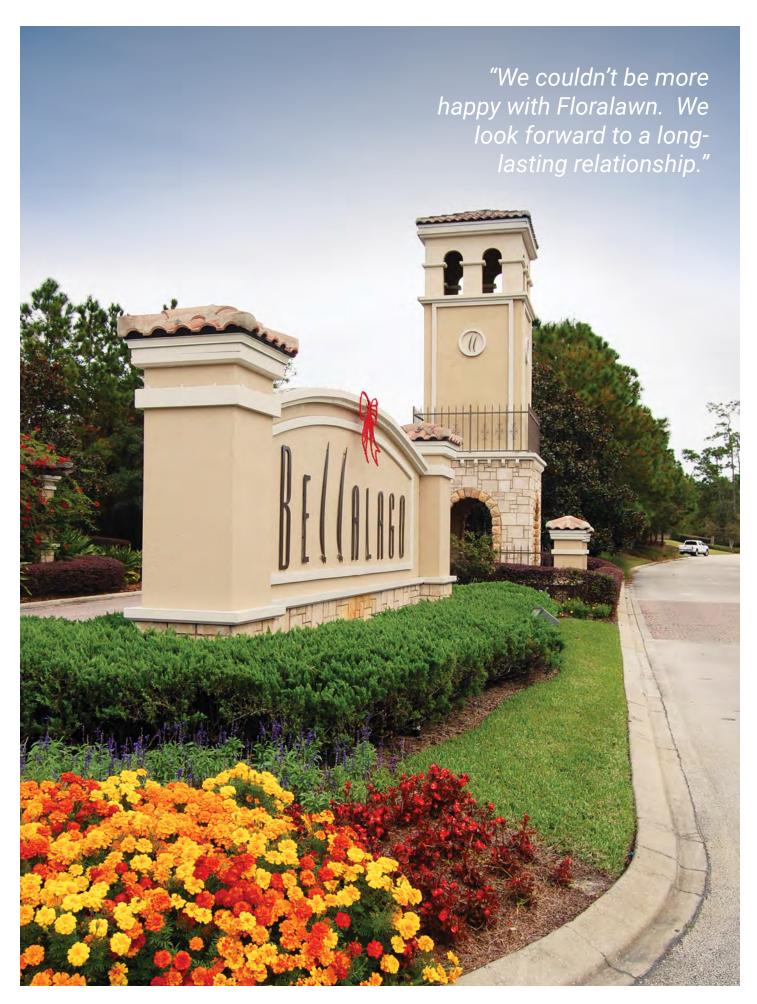
Overview

Bellalago is a massive master-planned community located on coveted Lake Toho that has more than 1200 homes, over 4 miles of roadways, 2 amenity centers, 4 entrances, and over 30 lakes. This community boasts long stretches of road enveloped with mature landscaping and plush turf. Bellalago's amenities is something to be expected from a 5-star resort and is fully equipped with active staff. The amenity center is nestled in front of a serene view of Lake Toho that sport it's own boat access. Residents have the priveledge of walking the curvy dock to enjoy the quietness that a large lake brings. Bellalago is one of Kissimmee's largest community developments and is a much sought-after place to live.









SummerGlen



Details

Start Date	2019
Туре	Master-Planned
Location	Ocala, FL
Townhomes	40
Turf (Common)	500,000 Sq Ft
Homes	950 Built

Contact

Leland Management 352-245-0432 Ed Stein 352-553-2433

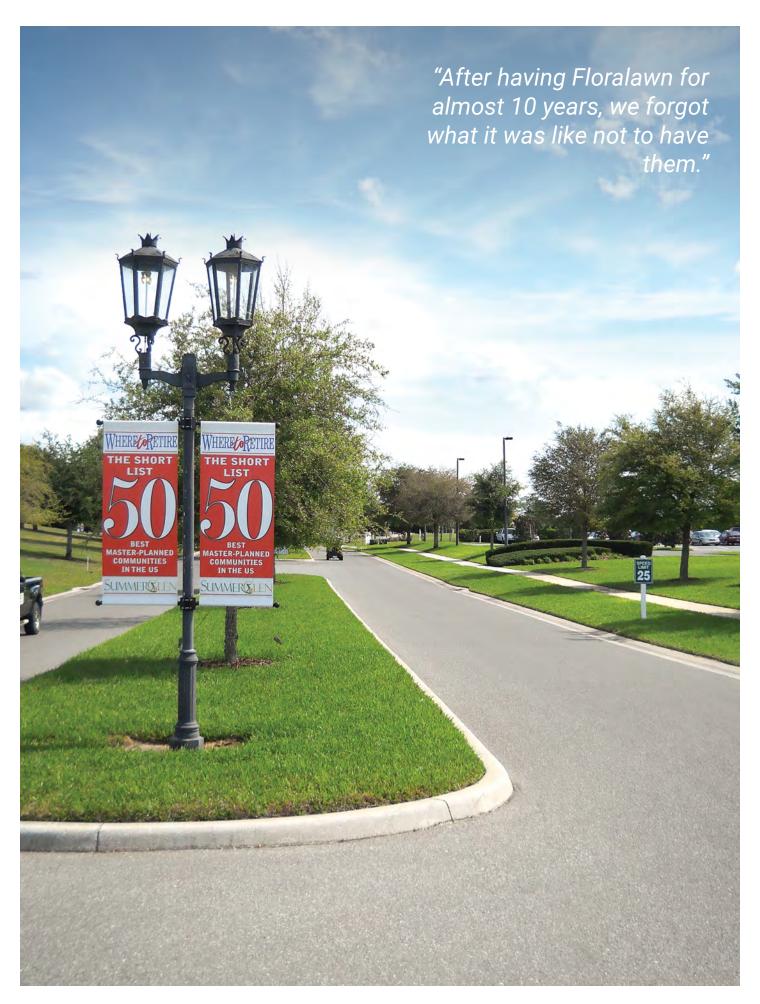
Overview

Pleasing a Property Manager, multiple builders, and over 1,500 residents consistently is a daily task at SummerGlen. Named one of Where To Retire Magazine's 50 Best Master-Planned Communities four consecutive times, SummerGlen expects and receives the highest quality care and professional service from their landscape service provider. Floralawn works closely with the Property Management staff to create detailed scheduling for all landscape events, from daily mowing to routine fertilization and pest control treatments. Consistency is paramount when maintaining a property of this size and caliber, and SummerGlen has been proud to partner with Floralawn for their needs for over three years. Floralawn was a contractor from 2009 - 2016. In 2019, Summerglen rehired Floralawn for all its landscape needs.









Traditions



Details

Start Date 2010
Type Master-Planned
Location Winter Haven, FL
Full Service Homes 550

Contact

Jim Collett (757) 472-0389 VP of HOA

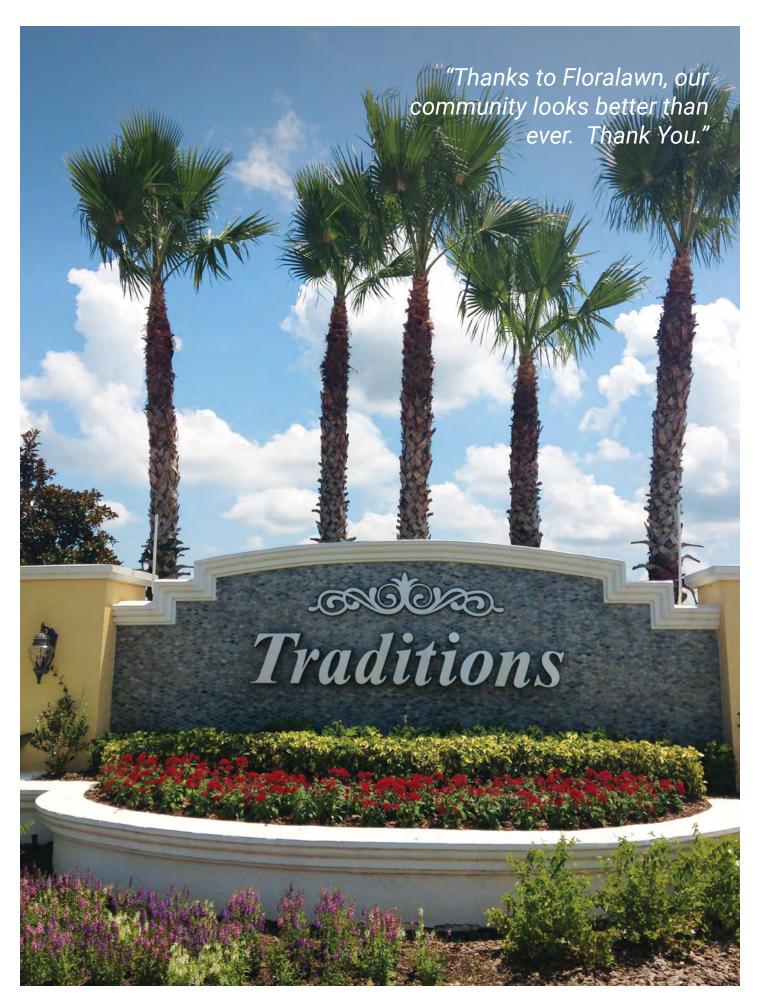
Overview

Traditions stands out as a beacon of luxury home ownership. The plush landscape and grand entrances greet residents and vistors alike. Floralawn took over landscape maintenance in 2010, when the landscape was on the brink of devistation. Poor water applications and under fertilization had a stranglehold over Traditions' miles of landscape. Floralawn was able to create a recovery plan and implement procedures to ensure this would never happen to the community's biggest investment. Floralawn fully services over 250 homes that includes mowing, detailing, irrigation, and fertilization / pest control.









Oakbridge



Details

Start Date 2009
Type Master-Planned
Location Lakeland, FL
Sidewalk 9.6 Miles
Roadway 4 Miles
Turf 755,000 Sq Ft

Contact

Steve Allen (863) 686-3700

Property Manager

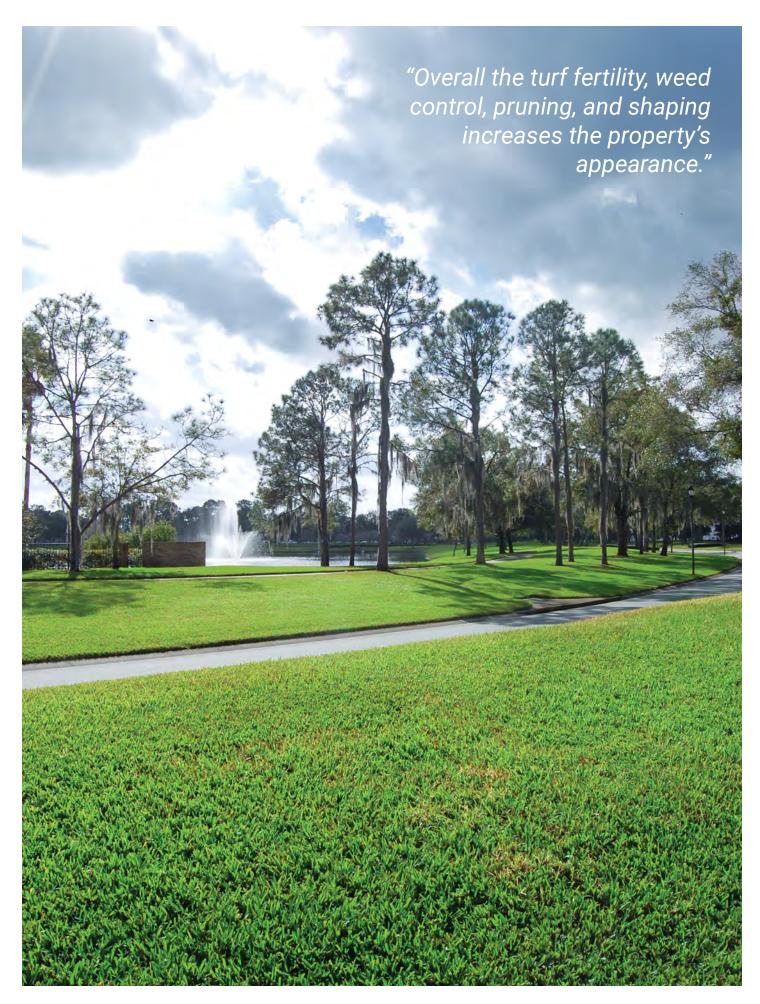
Overview

As the gateway to five distinct high-end communities in one of the fastest growing areas of Lakeland, Oakbridge at The Grasslands stands as a picturesque winding road enveloped by the landscape of plush green grass and sprawling majestic oaks. Pops of bright color explode throughout the median in the forms of beautifully blooming tabebuia and crepe myrtle trees. Floralawn has risen to the challenge of maintaining such a diverse landscape, not to mention keeping nearly 10 full miles of hardscaping edged cleanly. Nearby shopping, multiple lakes, a walking trail, and exercise stations bring a lot of foot traffic through Oakbridge, and Floralawn understands that it's putting effort into the smallest details of the landscape that make this property shine.









Mount Olive Shores North



Details

Start Date 2009
Type Master-Planned
Location Polk City, FL
Homes 450

Contact

Pat Kloss 863-874-4811 Property Manager

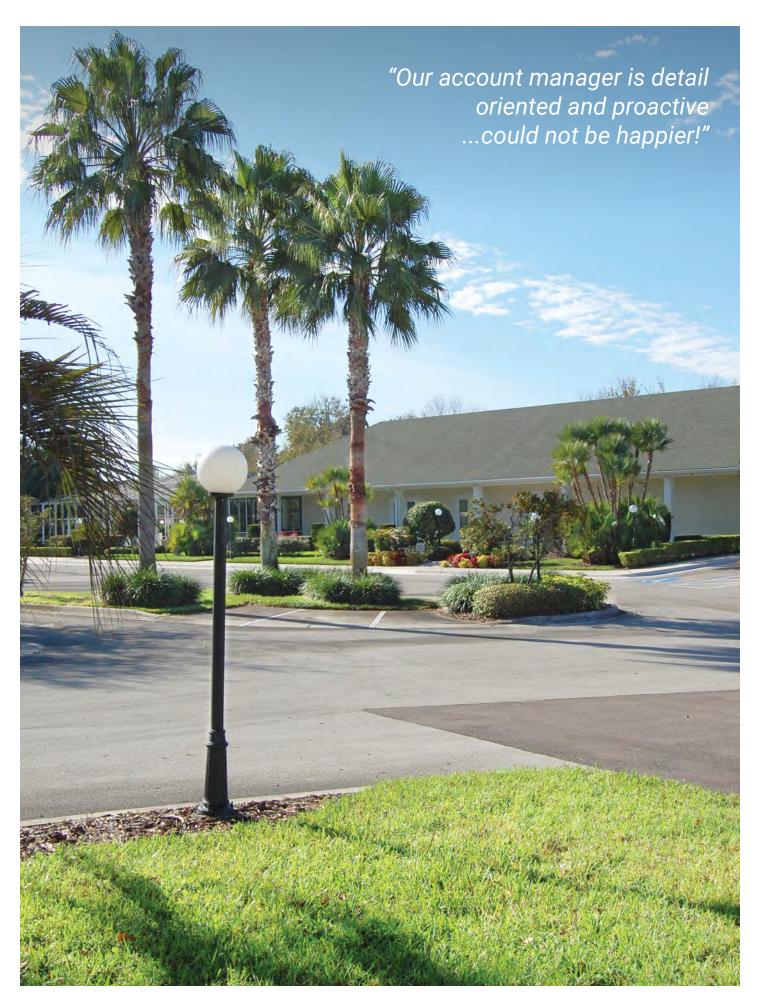
Overview

Located in the heart of Polk City, Mount Olive Shores features 2 clubhouses and plush landscaping. Interestingly, the majority of the residents are from different parts of the U.S., most of which have attached garages for their RV's. More than half of the residents at Mount Olive Shores leave during the summertime. Floralawn provides a full service menu for the common areas and custom services for the residential homes which include mowing, blowing, and edging.









Arden Park



Details

Start Date 2018
Type Master-Planned
Location Ocoee, FL
Turf Grass 250,000 Sq Ft

Contact

Michelle Barr Lennar 407-586-4066

Overview

Arden Park North offers innovative homes in Ocoee's newest community, located directly off the famous West Orange Trail. The gated community includes amenities such as a swimming pool, cabana, a playground, a tot lot, a park and a trail. Floralawn successfully maintains the landscape in and around these high traffic zones as well as all of the common area.

Arden Park has a multitude of amenities that attract residents at all times of the day. Maintaining these areas during off-times and weather permitting can be a challenge.









Christina Hammock



Details

Start Date 2001
Type Master-Planned
Location Lakeland, FL

Contact

Jon Gross 201-835-2162 Self-Managed Property Grounds & Maintenance Committee Chairman

Overview

For over 10 years, Floralawn has maintained the common areas and houses within Christina Hammock, helping it grow from the initial three houses into the sprawling 85 homesite community it is today. Many residents know our crew leaders and management staff by name, and all have peace of mind knowing our professional team will consistently maintain well-manicured lawns and shrubs, lush turf that is free of pests and weeds, and properly working irrigation. Residents also enjoy the extra touches, such as the seasonal flash of flair that Floralawn adds by installing fresh annuals in the clubhouse's flower beds for the holidays.

Arlington Ridge



Details

Start Date 2015
Type CDD
Location Leesburg, FL

Contact

Terry Schnell (404) 431-0028 CDD President

Overview

Arlington Ridge homes are being built by FLC, one of Central Florida's most respected homebuilders and winner of national awards for building the best Florida over 55 communities. All of us at FLC have one goal: to create a truly excellent way of life for our customers to enjoy at our independent senior communities. Located in an uncrowded setting in the heart of Central Florida's beautiful Lakes region, Arlington Ridge retirement living is less than an hour from Orlando's resort attractions, dining & entertainment, and international airport.

Qualified to Serve You

Insurance

We carry full coverage. Should an accident or damaging event occur, our liability and workers comp insurance affords complete protection to clients, residents, and our own staff. We keep our insurance updated and current for everyone's security and peace of mind.

Туре	Policy #	Expiration	Insurer	Limits
Commercial General Liability	60387038	09/19/2021	United Fire & Casualty	\$2,000,000
Automobile Liability	60387038	09/19/2021	United Fire & Casualty	\$1,000,000
Umbrella Liability	60387038	09/19/2021	United Fire & Casualty	\$3,000,000
Automobile Liability	AWC 1097603	01/01/2021	AmTrust North America	\$1,000,000

Licensure

All Floralawn team members are licensed by the state they are working in for their tasks and responsibilities. These may include consulting, design work, planning, landscaping, fertilizing, pest control, aquatic controls, and irrigation. Licensing ensures knowledge of and compliance with state regulations in all aspects of landscape management.

Туре	License #	Expiration	Issued By
Business Tax Receipt	118675	09/30/2021	Polk County
Agriculture Products Dealer	69915-6	06/11/2021	State of Florida Dept of Agriculture
Pest Control Operator	JF138494	06/01/2021	State of Florida Dept of Agriculture

Certifications

In addition to being licensed and insured, team members also hold individual certifications in their particular areas of specialty. Certifications demonstrate mastery in a field that enables team members to provide exceptional service.

Туре	Reference #	Issued	Qualifier
Stormwater Management Inspector	16795	08/08/2007	FL Dept of Environmental Protection
Maxicom Software	`	09/14/2012	Rain Bird
Best Management Practices	13188, 9797, 8588	2010 - 2011	FL Dept of Environmental Protection

What Our Clients Say



I have had the pleasure of working with Floralawn in general for the past 3 years and more specifically at an on-site property for the past year. I have found Floralawn to be professional, courteous, and responsive. They have provided excellent service in their work and more importantly have been very responsive to the needs of the residents.

Matt Davidson

Senior Licensed Association Manager Leland Management



Floralawn has provided outstanding landscaping services to our community for over 10 years. They have been an excellent partner. The staff on site are courteous and professional. They demonstrate high levels of concern for our property and have taken ownership in delivering great products and services.

Gary Gulino

President 2020 SummerGlen Board of Directors



A couple years ago, a group of residents took up a collection to throw a luncheon for the workers. There was such a large outpouring that it not only afforded a nice lunch but a significant gift to each of the ahrdworking workers. I believe that was a testament of the community support for Floralawn.

H. Donovan Brown PhD

Landscape Committee Solivita

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Floralawn has applied their landscape practices & knowledge to solving landscaping issues within my two current associations with fantastic results. Floralawn has a high respect for "customer service" such as; when issues arise they are dealt with quality and in a timely manner, taking on extra projects that are not contracted and submitting weekly reports to all property managers in a timely manner explaining the work performed in a clear and concise form.

Kraig Carmickle

CEO

Evergreen Lifestyles Management



I have had the pleasure to have Rob Averitt and Floralawn, Inc. work for our companies for over 15 years now. Through that time, they have done our irrigation work, our landscaping work, and most important, our property landscape management work.

I am often hesitant to recommend sub-contractors and vendors, but I would not only recommend Rob's company, but I would also recommend him personally. They are a top-tier company who do things the right way. That comes from the top and it is a pleasure to be associated with companies that do business that way.

Robert J. Salzman

Principle FLC Companies



734 South Combee Road Lakeland, FL 33801

863-668-0494 - Phone 863-668-0495 - Fax

www.floralawn.com

Park Creek CDD

% Clayton Smith Governmental Management Services 4648 Eagle Falls Place Tampa, FL 33619 **November 23, 2021** *Proposal valid for 60 days*

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$7,578	\$90,936
St Augustine Fertilization Program	\$695	\$8,340
Bermuda Fertilization Program (8x a year)	\$44	\$528
Shrub Fertilization Program	\$292	\$3,504
Monthly Irrigation Inspection	\$600	\$7,200
Total	\$9,209	\$110,508

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Qty	Price	Total	
Mulch	170 Yards	\$55	\$9,350	
Palm Pruning	30	\$50	\$1,500	
Annual Flowers (300 per rotation)	1,200 4" plants	\$2	\$2,400	

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (Floratam) and <u>42 times</u> per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season <u>April through October</u> and every other week during the non-growing season or as needed <u>November through March</u>.

Bahia lake and pond banks will be mowed 30 times per year.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floratam areas shall be fertilized with a commercial grade fertilizer <u>6 times per year</u>. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to <u>4 times</u> per year between April 1st and October 30th. Pre-Emergent herbicides will be used <u>2 times</u> per year between November 1st to April 1st. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass & common Bermuda due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control (not preventative) measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, but contract pricing does not include products that guarantee year-long ant control. Products like Bayer's Top Choice or Chipco Choice that guarantee year-long ant control can be purchased outside the scope of this contract.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 10 times per year to ensure the following:

- 1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic
- 2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
- 3. The removal of dead, diseased, or injured branches and palms will be performed as needed
- 4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.

Fertilization

Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **\$60.00 per hour**. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

- 1. Landscape design & installation
- 2. Sodding and/or Seeding
- 3. Annual flower bed design & installation
- 4. Mulching
- 5. Thin & prune trees over 10' in height
- 6. Prune Palms over 15' of clear trunk
- 7. New plant installation
- 8. Leaf clean-up
- 9. Pump Maintenance
- 10. Pump repair & installation

Park Creek CDD Landscape Fee Summary

Contractor: Floralawn

Address: 734 S Combee Rd Lakeland, FL 33801 Phone: 863-668-0494 Fax: 863-668-0495

Contact: Bryan Boyett Email: bryan.boyett@floralawn.com

Property: Park Creek CDD

Address: iress: 4648 Eagle Falls Pl. Tampa, FL 33619 Phone: 407-201-1514

Contact: Clayton Smith - Field Operations Email: Csmith@gmscfl.com

Flat Fee Schedule	TOTAL FEE PER MONTH:	IRRIGATION MAINT. (Schedule D)	ANNUAL CHANGES (Schedule E - A.) Per Annual Pricing:	PALM TRIMMING (Schedule E - C.) Per Palm Price: 30 Palms - Contractor to confirm count	BED DRESSING - 170 Yds (Schedule E - B.) 95ydsMay/75 Nov Per Yard Pricing:	TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	TURF CARE (Schedule B) Bahia/St Augustine Fert/Bermuda	GENERAL SERVICES (Schedule A) - Mowing/Detailing	
\$10,313	\$9,934	600	600	125		292	739	7,578	JAN
\$10,313	\$9,334	600		125		292	739	7,578	FEB
<mark>\$10,313</mark>	\$9,334	600		125		292	739	7,578	MAR
\$10,313	\$9,934	600	600 300	125		292	739	7,578	APRIL
<u>\$10,313</u>	\$14,559	600		125	5,225 95	292	739	7,578	MAY
<mark>\$10,313</mark>	\$9,334	600		125		292	739	7,578	NUL
\$10,313	\$9,934	600	600	125		292	739	7,578	JUL
\$10,313	\$9,334	600		125		292	739	7,578	AUG
\$10,313	\$9,334	600		125		292	739	7,578	SEP
\$10,313	\$9,934	600	600 300	125		292	739	7,578	ост
\$10,313	\$13,459	600		125	4,125 75	292	739	7,578	VOV
\$10,313	\$9,334	600		125		292	739	7,578	DEC
\$123,758	\$123,758	\$7,200	\$2,400	\$1,500	\$9,350	\$3,504	\$8,868	\$90,936	TOTAL

TOTAL

\$123,758.00

Annual Changes, Palm Pruning, Mul

\$13,250

Extra Services

Mowing/Detailing/Irrigation/Fert and

\$110,508

Essential Services

OUR PROMISE TO YOU

When you choose Floralawn, you will find your expectations met or exceeded with the convenience of one point of contact. We will be professional and proactive in our practices while using high-quality people, efficient systems, updated technology, and competitive pricing. We look forward to serving you and assure you that when you choose us, you have gained the best company in the business.



P.O. Box 91597, Lakeland, FL 33804 863-668-0494 www.Floralawn.com

f facebook.com/Floralawn

SECTION D



PARK CREEK MAINTENANCE 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.

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"



AREAS OF EXPERTISE



COMMERICAL LAWN 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.



BRICK PAVERS

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!



LIGHT CONSTRUCTION

Prince and Sons can provide and assist in your residential home building withclearing, 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.



IRRIGATION & WATER MANAGEMENT

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.



COMMERCIAL TREE CARE

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.

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:



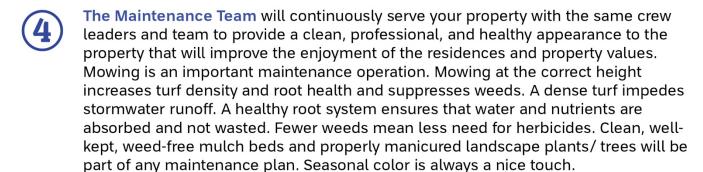
The Plant Enhancement Team makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long-term value of a landscape depends on how well it performs for its 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.



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.



The Fertilization/ Pest Control Team is one of the key management practices in establishing and maintaining healthy, actively growing turfgrass. 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.





REFERENCES



Prince & Sons is our go-to company when it comes to all landscaping needs. James Smith, account manager, along with his crews are a pleasure to work with, always responding in a timely and positive manner when we have a special request. If something needs to be fixed or if we need a suggestion on how to make an area look better, James responds quickly while finding a way to work within our budget restraints.

James and his team are great at handling all our landscaping needs which include but is not limited to, working to improve a property's curb appeal, providing excellent customer service and supporting and sponsoring property events.



SITE Centers Corp.

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.

Artemis Lifestyle Services

I have worked with Prince & Sons for the past two years at multiple locations and assignments. In each location, Prince has done a excellent job of keeping the areas neat, clean, free of garbage or trash and meticulously well-trimmed to maintain an overall beautiful appearance. Their team of supervisors always responds to my calls; I receive an update after an issue is resolved or am made aware of an issue that's been discovered or uncovered and their turn-around time is faster than other landscaping vendors I've used in the past. I would highly recommend Prince & Sons to other Property Managers and HOA Boards.

Please don't hesitate to reach out to me if you have any questions. (407) 705-2190 ext. 401

Sincerely, Richard Blotta Licensed Community Association Manager Artemis Lifestyle Services, LLC

MAINTENANCE PROPOSAL

Landscape Maintenance Proposal Park Creek

November 22, 2021

Park Creek CDD c/o Mick Sheppard GMS- Tampa

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

				Park Cr	reek CDD Land	discape Fee Si	immary							
Contractor:	Prince and S	ons, Inc								Property:	Park Creek C	:00		
Phone:	200 South F Hisnes City, (863) 422-520										Address: 219 E Livingston St Orlando, FL 32801 Phone: 497-201-1514			
	Lucas Martin Inartin@princ		am								Clayton Smit		ations	
	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL	
SENERAL SERVICES	4,950	3,300	3,300	6,600	8,250	6,600	6,600	8,250	6,600	4,950	3,300	3,300	\$46,000	
furf Maintenance/Detailing/General FURF CARE Schedule A and Schedule Bj	1,440	1	1,440		1,440					1,440	1	-	\$5,760	
Bahia/SI Augustina Fert PREE/SHRUB CARE Schedule C) Free/Shrub Fert			1,162			1,162				1,162		1,162	\$4,648	
SED DRESSING - (Enter total yards) Schedule E - I.) May/Nov Applications Per Yard Pricing: \$45					4,275 95 yants						3,375 75 yarda		\$7,650	
PALM TRIMMING Schedule E - III) Per Palm Price: \$45 Enter Counts to be trimmed: 30			1,350										\$1,350	
ANNUAL CHANGES Schedule E - II) - Extra Services Per Annual Pricing: \$2.00	600 300			600 300			600 300			600 300			\$2,400	
RRIGATION MAINT. Schedule D)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800	
<u> </u>								-				-		
TOTAL FEE PER MONTH:	\$7,890	\$4,200	\$8,152	\$8,100	\$14,865	\$8,662	\$8,100	\$9,150	\$7,500	\$9,052	\$7,575	\$5,362	\$98,608	
Flat Fee Schedule	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$8,217	\$98,608	
Essential Services Gen Services + Schedules A, B, C, D	\$87	208												
Extra Services Annual Changes, Palm Pruning, Mulch	\$11	,400												
	\$28,408,00													



Contact Us

863-422-5207

info@princeandsonsinc.com

200 South F Street Haines City, FL 33844

SECTION E





Proposal For:

Clayton Smith GMS - Tampa Tampa, FL (407) 201-1514

Submitted by:

Jay Grimaldi Sunrise Landscape Tampa, FL (813) 618–4080





Dear Park Creek CDD Board,

Thank you for allowing Sunrise Landscape the opportunity to propose the landscape management for Park Creek CDD. After touring the property and drawing from our current experiences with similar projects, we believe we can be a great asset to both the appearance and health of your landscape.

This proposal contains some general information about Sunrise and the various services we can provide. Included is an example of our Landscape Quality Audit (LQA). The LQA is best performed together with our Account Manager, onsite. The LQA captures pictures and notes into a single document to be reviewed at each property walk. The LQA communicates what has been accomplished and what will be, in the weeks to follow. The Account Manager will be your single point of contact and guide for any landscape concerns or questions related to the property.

Finally, we believe that Sunrise is unique in the landscaping industry. As a local partner, Sunrise has been fully entrenched within the market as the leading full-service landscape provider since 1978. We fully control our future, as a result we sit in a different position than most landscape companies. Our business decisions are long term oriented and made with our customers and team members in mind.

Make no mistake, our desire is to be a long-term partner that is proactively working with you to improve the appearance and condition of your property.

Best regards,

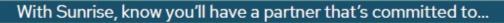
Jay Grimaldi – General Manager Sunrise Landscape





LET'S GROW TOGETHER

At Sunrise, we're dedicated to being the premier service provider in the region, and we don't take that goal lightly. We're actively investing in our people, processes, and systems to provide the highest level of customer service and quality in the industry. We are confident that, if given the opportunity, we will meet your expectations for aesthetics and professionalism and ensure that your properties showcase their full value!



Professional



Accountable



Partner



- Sunrise has been serving Central Florida since 1978, so we're intimately familiar with its flora and the specific challenges of our region.
- · Our full suite of in-house lawn maintenance, irrigation, landscape installation, and turf and ornamental services provides us with broad expertise across the commercial landscaping spectrum.

- As one of the largest landscaping companies in the region, we provide a premier level of service to a variety of commercial property types (e.g., Class A offices, retail, CDDs / HOA, campuses, etc.).
- Our team of landscape designers, estimators, licensed irrigation contractors, certified arborist and agronomist can tackle all your landscaping needs.
- As a full-service contractor, we have the scale to deliver the results you expect on time and on budget.
- We're a local company with deep roots in the area. This means we focus exclusively on this market, which allows us to dedicate ourselves to our local customers without the distractions of additional geographies.
- With Sunrise, you're not just a number - you're a valued relationship that will get the attention you deserve.



We'd love the opportunity to learn more about your needs and share our experiences. Feel free to reach out via email or phone to learn more about a potential partnership with Sunrise!

Visit our website! https://sunriselandscape.com

AUSTIN ASHMORE, CEO

aashmore@sunriselandscape.com; 813-599-0516

JAY GRIMALDI, GENERAL MANAGER

jgrimaldi@sunriselandscape.com; 813-618-4080

5521 Baptist Church Rd. Tampa, FL 33610 | PO Box 16531 Tampa, FL 33687



Operations Leadership Team

Jay Grimaldi has a BA in Industrial Operations from East Carolina University. Jay has been in the green industry for over 15 years providing excellent service to his commercial customers. He is the General Manager of the Maintenance Division at Sunrise. Jay is a Licensed Irrigator and enjoys working with his team and customers. He is a United States Army Combat Veteran.



Guillermo (Willie) Ishida has a BS in Agronomy/Plant Pathology from the University of Monterrey. Willie has been in the green industry for over 25 years. He manages our Green Corp division, focusing on Fertilization & Horticultural Services. Willie's expert attention to detail assures that your plant material is always healthy and looking best in class. Willie is a Certified Arborist and Certified Pest Control Operator.



Landscape Quality Audit - Example



Landscape Quality Audit

Hidden River Buildings January 27, 2021

Attendees

Janice Rodriguez, Jay Grimaldi and Niles Badgerow

Introduction

The purpose of this LQA was to understand the scope of work for four Hidden River buildings. We wanted to also understand the frustrations with the current landscaper and how Sunrise can be a good fit.

Immediate Concerns

Leaves have taken over empty bed space and should be removed from the site.



Weeds need to be removed from the entire island at Building





Landscape Quality Audit - Example

Items to be done within the next month

Deadwood pruning needs to happen soon. This could be a safety issue if the limbs were to fall.



Fern sprouts need to be removed from the tree base at building 5.



We need to remove vines from tree canopy's and shrub material



Start thinking of a gameplan to remove some of the spanish moss to ensure that the branches do not become too heavy.



Enhancement Opportunities

Lots of dying juniper could use a new design and fresh look.



The center island could use a fresh design or add more liriope to fill in the gaps.





Water Management

Water management is one of the most important elements to the care of your landscape. Proper irrigation is a careful balance between conservation and providing enough water for healthy plant growth.

To ensure we get the most from your system, we provide you with a comprehensive water management program staffed by experienced irrigation specialists. These technicians will monitor, repair, and manage your system by providing system analysis, water audits, and customized watering programs. Leaks are caught quickly to protect you from water loss, and property damage.

Our water audits identify the efficiency of your system and allow us to propose improvements that will help you lower your operating costs, while protecting plants, site operations, and infrastructure. We offer a basic review of your system with your maintenance services. More involved analysis with return-on-investment calculations is also available which will incorporate any available rebates or incentives from your local water authority.

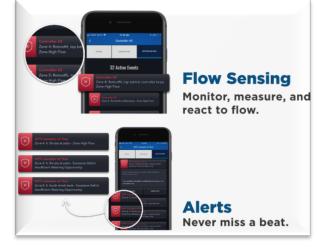
- ✓ Proper WaterApplication
- ✓ Licensed IrrigationSpecialists
- ✓ Water Audits & System Analysis
- Customized WateringPrograms
- ✓ Lower Operating

 Costs
- ✓ Weather-based Controllers
- ROI Calculations
- ✓ Smart Technology
- ✓ Low Use Nozzles
- ✓ Annual Water

 Budgeting









Design and Installation Solutions

Elevating the beauty and performance of your property combines exceptional maintenance with fresh enhancement ideas from expert consultation. Our designers are seasoned professionals with decades of experience in landscape contracting and design.

Working with you, our design team will help optimize your return on investment by evaluating the existing landscape, analyzing spending, and updating current maintenance practices with innovative solutions. We will listen to your desires and develop concepts for a beautiful landscape that makes a powerful statement in your primary marketing path and key areas.

Your design will be professionally installed by our enhancement crews using the proper installation and horticulture practices to ensure a healthy a beautiful landscape for years to come.

- ✓ Design & Installation
- ✓ LandscapeDesigners
- ✓ Analyze spending
- ✓ Optimize Return on Investment
- ✓ VideoConferencing
- ✓ Team Approach to Landscape Solutions



Before

After





Arbor Care

Trees are an extremely valuable asset to your landscape, providing climate control, air quality improvements, ecosystem value, and aesthetic benefits. Long-lived mature specimens are often impossible to replace. Rely on our network of Certified Arborists and professionally trained tree care specialists for a well-managed maintenance program designed to keep trees healthy, strong, and beautiful.

Throughout the year, we will provide clearance pruning for vehicles and pedestrians and other valuable tree care services. At your request, we can develop a more involved program based on your arbor care needs. Single or multi-year pruning programs can be developed that address both your tree care and budget needs. A variety of additional services are available include planting, root pruning, special fertilization, insect & disease control, appraisals, LEED credit strategies, and supplemental watering. Other services related to capital improvements include pre-construction preparations and tree protection. Our plan is to provide you with a comprehensive, easy to follow program based on expert assessment that will protect your trees and investment for years to come.

Managers are trained to look for pests and diseases. Proper IPM increases tree health and overall property quality

- ✓ Certified Arborists
- ✓ Trained Tree CareSpecialists
- Clearance Pruning
- ✓ Root Pruning and Barriers
- ✓ Insect and Disease Control
- √ Stump Removal
- ✓ Planting
- ✓ Fertilization
- ✓ Soil Improvement
- ✓ Diagnosis,Appraisal andEvaluation
- ✓ LEED credits
- ✓ Inventory and Management Programs

Work with Certified Arborist to assure 3-5 year tree management program is in place





Park Creek CDD Pricing

Extra Services

Annual Changes, Palm Pruning, Mulch

Essential Services Mowing/Detailing/Irrigation/Fert and Pest

\$100,200

Park Creek CDD Landscape Fee Summary

Contractor: Sunrise Landscape

Address: 5521 Baptist Church Rd Tampa, FL 33610 Phone: 813-618-4080

Contact: Jay Grimaldi Email: <u>lgrimaldi@sunriselandscape.com</u>

Property: Park Creek CDD

Address: 4648 Eagle Falls Pl. Tampa, FL 33619 Phone: 407-201-1514

Contact: Clayton Smith - Field Operations Email: Csmith@gmscfl.com

Flat Fee Schedule	TOTAL FEE PER MONTH:	IRRIGATION MAINT. (Schedule D)	Per Annual Pricing: \$2.40	ANNUAL CHANGES (Schedule E - A.)	30 Palms - Contractor to confirm count	PALM TRIMMING (Schedule E - C.) Per Palm Price: \$55	Per Yard Pricing: \$55	BED DRESSING - 170 Yds (Schedule E - B.) 95ydsMay/75 Nov	(Schedule C) Tree/Shrub Fert	TREE/SHRUB CARE	TURF CARE (Schedule B) Bahia/St Augustine Fert	(Schedule A) - (Mowing/Detailing	
\$9,507	\$9,070	800	300	720					200		330	7,020	JAN
\$9,507	\$8,350	800							200		330	7,020	FEB
\$9,507	\$8,350	800							200		330	7,020	MAR
\$9,507	\$9,070	800	300	720					200		330	7,020	APRIL
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\$9,507	\$10,000	800				1,650			200		330	7,020	AUG
\$9,507	\$8,350	800							200		330	7,020	SEP
\$9,507	\$9,070	800	300	720					200		330	7,020	ост
\$9,507	\$12,475	800					75	4,125	200		330	7,020	NOV
\$9,507	\$8,350	800							200		330	7,020	DEC
\$114,080	\$114,080	\$9,600		\$2,880		\$1,650		\$9,350	\$2,400		\$3,960	\$84,240	TOTAL



References

Harrod Properties Star Center

8031 114th Ave.

Largo, FL 33773

Plus ten other commercial parks and office buildings.

Idis Claxton (813) 229-1500

Tara CDD & Riverbend West CDD

7340 Tara Preserve Dr Bradenton, FL 34203 Jennifer Goldyn (813) 533-2950

Advent Health West Florida

Tampa Hospital / Carrollwood Hospital / Wesley Chapel Hospital / Connerton Hospital / Wesley Chapel OSED/ Westchase OSED

3300 E Fletcher Ave

Tampa, FL

Enrique Morales (813) 615-7536

Birchwood Preserve HOA

Geraci Road Lutz, FL Karl Bogolub (727) 213-0545



Park Creek CDD LANDSCAPE SCOPE OF WORK

THE RIGHT PLANT, THE RIGHT PLACE. THE RIGHT FERTILIZER, THE RIGHT WATER.

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.
- b. St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually.
- c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Contractor shall complete a minimum of two passes along all waterways/wetlands with a 50" mower or larger discharging clippings away from the water. Any waterway edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.
- e. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the CDD representative. Replacement material will be of similar size to the material being replaced.

2. Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. Edges are to be perpendicular to the ground. String trimmers will not be used for this function. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smoth.

5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the entrances and clubhouse areas. These are high traffic, focal areas and as such will be included to provide weekly attention minimally. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite atleast one day per week 42-52 times per year as needed to accomplish the full amount of annual detail rotations

1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred

- method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD representative.
- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
 - Provide clearance for pedestrians, vehicles, mowers and buildings.
 - Maintain clearance from shrubs in bed areas.
 - Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.
- h. Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the CDD representative.
- i. Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

2. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and postemergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

3. Trash Removal

a. Removing trash from all landscape areas will be the responsibility of the contractor. The ccontractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

C. General

Policing

- a. Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.
- b. As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.

2. Communication

- a. Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a monthly written report in a form approved by the CDD representative which details all aspects of the previous month's maintenance activities.
- c. When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person.
- d. Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

3. Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate regularly, daily when needed, with the property's manager. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. This will assure the BOD and Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony

- crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel a minimum 3 days per week between Monday & Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to normal member attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

SCHEDULE "A" - TURF CARE PROGRAM - ST. AUGUSTINE

A. Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Month Application

January: Winter fertilization, broadleaf weed control and disease control

March: Spring granular fertilization, broadleaf weed control, insect and disease

control

May: Late spring heavy, 100% slow release Nitrogen fertilization with Arena and weed

Control

October: Heavy fall granular fertilization and broadleaf weed/disease control

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. At the request of management, soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

f. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "B" - TURF CARE PROGRAM - BAHIA - Where Applicable

A. Application Schedule

Month Application

March: Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket

pre-emergent herbicide application.

June: Chelated Iron application and Mole Cricket control.

October: Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket

pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

Only turf loss due to dramatic negligence or mismanagement by the contractor will be considered for replacement by contractor.

SCHEDULE "C" - TREE/SHRUB CARE PROGRAM

A. Application Schedule

Month Application

March/April: Insect/disease control/fertilization.

May/June: Insect/disease control as needed.

July/August: Minor nutrient blend with insect/disease control.

October: disease control as needed

December: Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
- b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
- c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- q. The irrigation system will be fully operational prior to any fertilizer application.
- h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

SCHEDULE "D" - IRRIGATION MAINTENANCE

A. Frequency of Service

- a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

- a. Activate each zone of the system.
- b. Visually check for any damaged heads or heads needing repair.
- c. Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- d. Clean filters located at each zone valve monthly if applicable.
- e. Clean, straighten or adjust any heads not functioning properly.
- f. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- g. Report any valve or valve box that may be damaged in any way.
- h. Leave areas in which repairs or adjustments are made free of debris.
- i. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- j. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

- a. Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- b. Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.
- b. When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.
- 3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.
 - a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.
- 4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

- 5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
- 6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
- 7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
- 8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
- 9. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

SCHEDULE "E" – ADDITIONAL SERVICES – To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally all "Additional Services" will be billed in the month they are performed as a separate line item on that months invoice. Additional services costs will not be spread out across the full annual contract.

A. Bedding Plants - Annuals

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

1. Schedule

- a. For Park Creek CDD, Approximately 300 annuals will be furnished and replaced 4 times per year. The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 $\frac{1}{2}$ " individual pots.
- d. Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

2. Installation

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- f. All beds should be covered with 1" layer of Pine bark Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
- h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

3. Maintenance

- a. Flower beds unique to Park Creek CDD will be reviewed daily or at each service visit for the following:
 - · Removal of all litter and debris.
 - Beds are to remain weed free at all times.
 - All declining blooms are to be removed immediately.
 - Inspect for the presence of insect or disease activity and treat immediately.
- b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.
- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in annual beds.
- e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing

1. Schedule

- a. Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch wil be priced "per yard". 170 Cubic yards, 95yds in spring and 75yds In fall.
- b. Application will be completed within a two week time period.

2. Installation

a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

- b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2 inch depth acress beds then an additional proposal will be created by the contractor for the additional needed yards.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

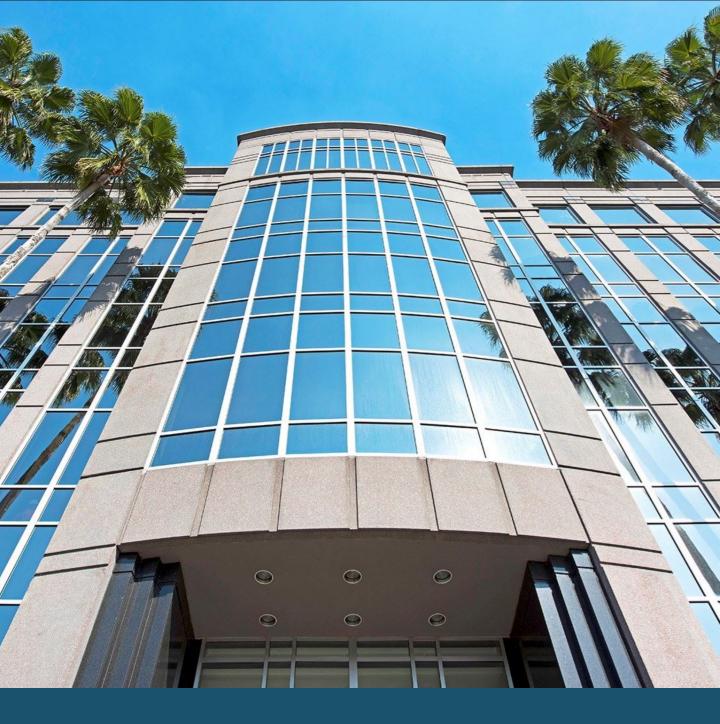
C. Palm Trimming

Schedule

a. <u>Contractor will Prune all 30 palms on property atleast once per year using the following specs. Please reflect a per palm price:</u>

- 2. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.
- 3. All palms less than 12' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 4. Washingtonia palms in excess of 12' will be trimmed up to two times per year in the months of February and August as needed.
- 5. All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.
- 6. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- 7. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.
- 8. When trimming, cut the frond close to the trunk without leaving "stubs"
- 9. It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.





Thank you for considering our proposal!



SECTION V

SECTION C

Park Creek CDD

Field Management Report



Dec 14th, 2021 Mick Sheppard Field Manager GMS

Completed

Christmas Lights Install







- Christmas lights have been installed and completed at the main entrance.
- We will continue to monitor for lights working correctly.

Turf Replacement

- Sod replacement has begun around community.
- Mostly along the main blvd.
- Should be completed by the meeting on Dec 14th.



Completed

Message Board

- Message board has been installed at the amenity center.
- Working on getting a magnetic board to put inside for magnetic letters.



Outdoor Library



- Outdoor library has been installed at the amenity center.
- Working on supplying it with books.

Completed

Landscaping Bid's

- We have submitted 4 landscaping bid packets for Park Creek CDD.
- Open for board discussion.



In Progress

Amenity Gutter Installation



♣Tampa Bay Gutters will be onsite Dec 17th to complete the job.

Upcoming Projects

Landscaping Enhancements

- Landscaping
 enhancements
 throughout the
 community have been
 brought up to the
 landscaper.
- Obtaining proposals for around amenity center along with main entrance.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 813-408-0511, or by email at msheppard@gmscfl.com. Thank you.

Respectfully,

Mick Sheppard

SECTION VI

SECTION A

COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

December 14, 2021

Fund	Date	Check No.'s	Amount
REGIONS BANK			
General	11/3/21	100	\$1,118.00
General	11/16/21	101-105	\$9,756.50
General	12/6/21	106-112	\$13,058.58
Total Invoices for Ap	proval		\$23,933.08

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/07/21 PAGE 1 PARK CREEK CDD - GENERAL FUND BANK B CASH - REGIONS BANK

		D	ANK B CASH - K.	EGIONS BANK			
CHECK VEND# DATE	DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
11/03/21 00012	8/01/21	7154 202108 320-57200- EAGLE EYE VMS HD 30 DAYS	34500		*	102.00	
	8/23/21	7229 202108 320-57200- ACS HID CARDS	34501		*	875.00	
	9/01/21		34500		*	102.00	
	9/01/21	7313 202109 320-57200-	34500		*	39.00	
		BRIVO ONAIR TIER 1 READER		SERVICE & SOLUTIONS			1,118.00 000100
11/16/21 00032		140960 202110 320-57200-	46005		*	570.00	
		SERVICE CALL 	ALL FLORIDA	FIRE EQUIPMENT			570.00 000101
11/16/21 00002	11/03/21	10 202111 310-51300- MANAGEMENT FEES NOV21	34000		*	2,291.67	
	11/03/21	10 202111 320-57200-	34000		*	625.00	
	11/03/21	FIELD MANAGEMENT NOV21 10 202111 310-51300-			*	150.95	
	11/03/21	COPIES 10 202111 320-57200-			*	1,733.00	
		FACILITY MANAGEMENT NOV21	GOVERNMENTAL	MANAGEMENT SERVICES			4,800.62 000102
11/16/21 00014	11/01/21	2121 202111 320-57200-	45300		*	900.00	
		2121 202111 320-57200-	46000		*	650.00	
		JANITORIAL SVC NOV21	H2 POOL SERV	ICE			1,550.00 000103
11/16/21 00004	11/04/21	1851103 202110 310-51300-	31100		*		
		PROFESSIONAL SERVICES	STANTEC CONS	ULTING SERVICES, INC.			1,140.00 000104
11/16/21 00006	11/04/21	21100560 202110 320-53900-				1,098.57	
	11/04/21	10650 PAUL CREEK WAY 21105602 202110 320-57200-			*	576.95	
	11/04/21	10316 RIVERDALE RISE DR 22100397 202110 320-53900-	43001		*	20.36	
		10601 TUCKER JONES	TECO				1,695.88 000105
12/06/21 00012	12/01/21	7762 202112 320-57200-	34500		*	102.00	
	12/01/21	7773 202112 320-57200-	34500		*	39.00	
		BRIVO ONAIR	COMPLETE IT.	SERVICE & SOLUTIONS			141.00 000106
			-	·	·		_

PKCK PARK CREEK SHENNING

AP300R *** CHECK NOS. 000100-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/07/21 PAGE 2 PARK CREEK CDD - GENERAL FUND BANK B CASH - REGIONS BANK

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK
12/06/21 00016	11/27/21 CL-2117 202111 320-53900- FOUNTAIN CLEANING	46801 FLORIDA FOUNTAINS & EQUIPMENT, I	*	175.00	175.00 000107
		FLORIDA FOUNTAINS & EQUIPMENT, I			
12/06/21 00014	12/01/21 2135 202112 320-57200- POOL SERVICE DEC21	45300	*	900.00	
	12/01/21 2135 202112 320-57200- JANITORIAL SVC DEC21	46000	*	650.00	
		H2 POOL SERVICE			1,550.00 000108
12/06/21 00018	11/30/21 4973789 202111 320-57200- PET WASTE REMOVAL NOV21	46001	*	317.63	
	THE WIGHT REMOVED NOVEL	POOP 911			317.63 000109
12/06/21 00003		46800	*	475.00	
	DAKE MAINIENANCE DECZI	SITEXAQUATICS			475.00 000110
12/06/21 00005	11/24/21 20631 202111 310-51300- ATTORNEY FEES	31500	*	1,124.50	
	ALIONNEL FEES	STRALEY ROBIN VERICKER			1,124.50 000111
12/06/21 00013	11/30/21 TMC 2992 202111 320-53900- IRRIGATION REPAIRS OCT21	35000	*	580.45	
	12/01/21 TMC 3013 202112 320-53900- LANDSCAPE MAINT DEC21	46200	*	8,695.00	
	LANDSCAPE MAINI DEC21	YELLOWSTONE LANDSCAPE			9,275.45 000112
		TOTAL FOR BAI	NK B	23,933.08	
		TOTAL FOR REC	GISTER	23,933.08	

PKCK PARK CREEK

SHENNING

SECTION B

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements as of November 30, 2021

Board of Supervisors Meeting December 14, 2021

TABLE OF CONTENTS

l.	Financial Statements - November 30, 2021
II.	Check Register
III.	Special Assessment Receipts Schedule - November 30, 2021

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2021

	Ma	ajor Funds	Total		
	General	Debt Service	Governmental		
	Fund	Fund	Funds		
ASSETS:					
Cash - Regions Bank	\$237,501		\$237,501		
Due from Other Funds		\$57,115	\$57,115		
Series 2013 Investments:					
Reserve		\$173,188	\$173,188		
Revenue		\$55,453	\$55,453		
Series 2016 Investments:					
Reserve		\$206,388	\$206,388		
Revenue		\$28,301	\$28,301		
Deposits	\$6,086		\$6,086		
Total Assets	\$243,587	\$520,444	\$764,031		
LIABILITIES:					
Accounts Payable	\$2,320		\$2,320		
Due to Other Funds	\$57,115		\$57,115		
Total Liabilities	\$59,435	\$0	\$59,435		
FUND BALANCES:					
Nonspendable:					
Deposits and prepaid items	\$6,086		\$6,086		
Assigned to:					
Debt Service		\$520,444	\$520,444		
Capital Projects			\$0		
Unassigned	\$178,066		\$178,066		
Total Fund Balances	\$184,152	\$520,444	\$704,596		
TOTAL LIABILITIES & FUND BALANCES	\$243,587	\$520,444	\$764,031		

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

	ADOPTED	PRORATED BUDGET	ACTUAL	ACTUAL		
DESCRIPTION	BUDGET	THRU 11/30/21	THRU 11/30/21	ACTUAL VARIANCE		
REVENUES:						
Maintenance Assessments - Levy	\$455,222	\$54,236	\$54,236	\$0		
Interest Income	\$0	\$0	\$0	\$0		
Miscellaneous Income	\$0	\$0	\$0	\$0		
TOTAL REVENUES	\$455,222	\$54,236	\$54,236	\$0		
<u>LEGISLATIVE</u>						
Supervisors Fees	\$8,000	\$1,333	\$2,000	(\$667)		
Payroll Taxes	\$612	\$102	\$153	(\$51)		
TOTAL LEGISLATIVE	\$8,612	\$1,435	\$2,153	(\$718)		
FINANCIAL & ADMINISTRATIVE						
District Manager	\$35,000	\$5,833	\$5,833	(\$0)		
District Engineer	\$4,500	\$750	\$1,140	(\$390)		
Attorney Fees	\$15,000	\$2,500	\$2,490	\$10		
Trustee Fees	\$6,520	\$3,556	\$3,556	\$0		
Auditing Services	\$4,000	\$667	\$0	\$667		
Travel and Per Diem	\$50	\$8	\$0	\$8		
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377		
Legal Advertising	\$3,000	\$500	\$0	\$500		
Bank Fees	\$125	\$21	\$58	(\$37)		
Payroll Services	\$600	\$100	\$126	(\$26)		
Miscellaneous	\$500	\$83	\$151	(\$68)		
Dues, Licenses & Fees	\$175	\$175	\$175	\$0		
TOTAL FINANCIAL & ADMINISTRATIVE	\$96,041	\$40,764	\$39,722	\$1,042		
OTHER PHYSICAL ENVIRONMENT						
Streetpole Lighting	\$55,680	\$9,280	\$6,978	\$2,302		
Electricity (Irrigation & Pond Pumps)	\$11,100	\$1,850	\$3,294	(\$1,444)		
Landscaping Maintenance	\$104,340	\$17,390	\$17,390	\$0		
Landscape Replenishment	\$10,000	\$1,667	\$0	\$1,667		
Irrigation Maintenance	\$10,000	\$1,667	\$4,490	(\$2,824)		
Landscape Replacement and Enhancement	\$23,500	\$3,917	\$0	\$3,917		
Pet Waste Removal	\$3,816	\$636	\$318	\$318		
Pond Maintenance	\$5,700	\$950	\$1,125	(\$175)		
Security Patrol	\$24,408	\$4,068	\$3,466	\$602		
Holiday Lights	\$4,000	\$667	\$0	\$667		
Fountain Maintenance & Repairs	\$2,500	\$417	\$0	\$417		
Field Contingency	\$30,000	\$5,000	\$7,000	(\$2,000)		
TOTAL OTHER PHYSICAL ENVIRONMENT	\$285,044	\$47,507	\$44,061	\$3,446		

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/21	ACTUAL THRU 11/30/21	ACTUAL VARIANCE	
PARKS & RECREATION					
Security Cameras	\$0	\$0	\$282	(\$282)	
Pool Maintenance - Contract	\$10,800	\$1,800	\$1,800	\$0	
Pool Permit	\$275	\$46	\$0	\$46	
Cleaning & Maintenance	\$7,800	\$1,300	\$0	\$1,300	
Telephone/Internet	\$2,900	\$483	\$317	\$166	
Electricity	\$8,000	\$1,333	\$577	\$756	
Water	\$3,000	\$500	\$370	\$130	
Pest Control	\$1,800	\$300	\$318	(\$18)	
Refuse Service	\$1,000	\$167	\$0	\$167	
Amenity Center Repairs and Maintenance	\$19,500	\$3,250	\$1,870	\$1,380	
TOTAL PARKS & RECREATION	\$55,075	\$9,179	\$5,534	\$3,646	
<u>CAPITAL RESERVE</u>					
Capital Outlay	\$6,650	\$1,108	\$0	\$1,108	
Reserve Study	\$3,800	\$633	\$0	\$633	
TOTAL CAPITAL RESERVE	\$10,450	\$1,742	\$0	\$1,742	
TOTAL EXPENDITURES	\$455,222	\$100,628	\$91,470	\$9,158	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	(\$46,392)	(\$37,234)	\$9,158	
FUND BALANCE - Beginning	\$0		\$221,385		
FUND BALANCE - Ending	\$0		\$184,152		

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND SERIES 2013

	ADOPTED	PRORATED	ACTUAL	
DESCRIPTION	BUDGET	THRU 11/30/21	THRU 11/30/21	VARIANCE
REVENUES:				
Maintenance Assessments - Levy	\$173,188	\$20,634	\$20,634	\$0
Interest Income	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$173,188	\$20,634	\$20,637	\$3
EXPENDITURES:				
Interest Expense - 11/1	\$68,847	\$68,847	\$68,847	\$0
Principal Expense - 11/1	\$35,000	\$35,000	\$35,000	\$0
Interest Expense - 5/1	\$67,731	\$0	\$0	\$0
TOTAL EXPENDITURES	\$171,578	\$103,847	\$103,847	\$0
Excess (deficiency) of revenues				
over (under) expenditures	\$1,610	(\$83,213)	(\$83,210)	\$3
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	\$164,420		\$254,700	

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND SERIES 2014

	ADOPTED	PRORATED	ACTUAL	
DESCRIPTION	BUDGET	THRU 11/30/21	THRU 11/30/21	VARIANCE
REVENUES:				
Maintenance Assessments - Levy	\$206,388	\$24,589	\$24,589	\$0
Interest Income	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$206,388	\$24,589	\$24,593	\$4
EXPENDITURES:				
Interest Expense - 11/1	\$74,194	\$74,194	\$74,194	\$0
Principal Expense - 11/1	\$55,000	\$55,000	\$55,000	\$0
Interest Expense - 5/1	\$72,819	\$0	\$0	\$0
TOTAL EXPENDITURES	\$202,013	\$129,194	\$129,194	\$0
Excess (deficiency) of revenues				
over (under) expenditures	\$4,375	(\$104,604)	(\$104,601)	\$4
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	\$166,055		\$265,744	

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance-Month by Month

		Oct-21	Nov-21		Dec-21		Jan-22	F	Feb-22		Mar-22		Apr-22		May-22		Jun-22		Jul-22		Aug-22		Sep-22		Total
REVENUES:																									
Maintenance Assessments - Levy	\$455,222	\$ -	\$ 54,236	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	54,236
	\$455,222	\$ -	\$ 54,236	\$	-	\$	-	\$	-	\$	-	\$		\$	-	\$	-	\$	-	\$	-	\$	-	\$	54,236
LEGISLATIVE																									
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,000
Payroll Taxes	\$612	\$ 77	\$ 77	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	153
	\$8,612	\$ 1,077	\$ 1,077	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,153
FINANCIAL & ADMINISTRATIVE																									
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,833
District Engineer	\$4,500	\$ 1,140	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,140
Attorney Fees	\$15,000	\$ 1,365	\$ 1,125	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,490
Trustee Fees	\$6,520	\$ 3,556	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,556
Auditing Services	\$4,000	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Travel and Per Diem	\$50	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Public Officials Insurance	\$26,571	\$ 26,194	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	26,194
Legal Advertising	\$3,000	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Bank Fees	\$125	\$ 28	\$ 30	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	58
Payroll Services	\$600	\$ 63	\$ 63	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	126
Miscellaneous	\$500	\$ -	\$ 151	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	151
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
	\$96,041	\$ 35,438	\$ 4,285	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	39,722
OTHER PHYSICAL ENVIRONMENT	1117																							\$	-
Streetpole Lighting	\$55,680	\$ 3,490	\$ 3,487	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,978
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,056	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,294
	\$104,340	\$ 8,695	\$ 8,695	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	17,390
Landscape Replenishment	\$10,000	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Irrigation Maintenance	\$10,000	\$ 3,910	\$ 580	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,490
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Pet Waste Removal	\$3,816	\$ 318	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	318
Pond Maintenance	\$5,700	\$ 475	\$ 650	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,125
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,466
Holiday Lights	\$4,000	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Field Contingency	\$30,000	\$ 7,000	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,000
	\$285,044	\$ 27,860	\$ 16,201	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	44,061
PARKS & RECREATION																									
Security Cameras	\$0	\$ 141	\$ 141	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	282
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,800
Pool Permit	\$275	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Cleaning & Maintenance	\$7,800	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	317
Electricity	\$8,000	\$ 577	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	577
Water	\$3,000	\$ 182	\$ 188	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	370
Pest Control	\$1,800	\$ -	\$ 318	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	318
Refuse Service	\$1,000	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Amenity Center Repairs and Maintenance	\$19,500	\$ 1,220	\$ 650	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,870
	\$55,075	\$ 3,184	\$ 2,349	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,534
Capital Outlay	\$6,650	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Reserve Study	\$3,800	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	\$10,450	\$ -	s -	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	-	Ś	_	Ś	-	Ś	-	Ś	-
TOTAL EXPENDITURES	\$455,222	\$ 67,558	\$ 23,912	Ś	_	Ś	_	Ś	_	Ś	_	Ś	_	Ś		Ś	_	Ś		Ś	_	Ś		Ś	91,470
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	. ,	Ś	-	Ś		Ś		Ś		Ś	_	Ś		Ś	_	Ś		Ś		Ś		Ś	(37,234)

SECTION C

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts Fiscal Year 2022

	A	ASSESSMENTS - 1	\$455,222.90 FY 2022 .36300.10000 54.531%	\$173,187.73 FY 2022 .36300.10000 20.746%	\$206,387.74 FY 2022 .36300.10000 24.723%	\$834,798.38 TOTAL 100.00%			
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11.05.21	10/01/21-10/31/21	\$1,646.52	\$32.93	\$0.00	\$1,613.59	\$879.90	\$334.76	\$398.93	\$1,613.59
11/17/21	11/01/21-11/10/21	\$14,017.23	\$280.35	\$0.00	\$13,736.88	\$7,490.84	\$2,849.86	\$3,396.18	\$13,736.88
11/24/21	11/11/21-11/18/21	\$85,825.62	\$1,716.51	\$0.00	\$84,109.11	\$45,865.44	\$17,449.32	\$20,794.35	\$84,109.11
	TOTAL	\$101,489.37	\$2,029.79	\$0.00	\$99,459.58	\$54,236.18	\$20,633.94	\$24,589.46	\$99,459.58

Assessed on Roll:

DATE

	NET AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT	
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.	
O & M	\$455,222.90	54.5309%	\$54,236.18	(\$54,236.18)	\$0.00	
SERIES 2013 DSF	\$173,187.73	20.7461%	\$20,633.94	\$0.00	\$20,633.94	V#43 001.300.20700.10000
SERIES 2014 DSF	\$206,387.74	24.7231%	\$24,589.46	\$0.00	\$24,589.46	V#44 001.300.20700.10000
TOTAL	\$834,798.38	100.00%	\$99,459.58	(\$54,236.18)	\$45,223.40	

S2014

12% NET Collected

\$0.00	\$0.00

S2013

CHECK#