

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Diane Allenbaugh - Assistant Secretary
Regis Steighner - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
John Vericker - District Counsel
Tyson Waag - District Engineer

Stoneybrook North Community Development District

Regular Meeting Agenda

Tuesday, April 28, 2026 at 2:00 P.M.

Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Teams:

Dial In: +1 312-667-7136

Meeting ID: 214 574 973 934 19

Passcode: ys3Ja63L

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, April 28, 2026, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Follow-up Discussion on Pond Maintenance Proposal
 - Aqua Preserve Inc. Proposal [Exhibit 1](#)
 - Crosscreek Email – Additional Info [Exhibit 2](#)
 - B. Presentation of RFP for Landscape and Irrigation Maintenance Services
 - ASI Landscapes - Everyday [Exhibit 3](#)
 - Florida Commercial Care [Exhibit 4](#)
 - Juniper [Exhibit 5](#)
 - Cost Sheet [Exhibit 6](#)
 - Sunrise [Exhibit 7](#)
 - C. **Score Sheet** [Exhibit 8](#)
4. Consent Agenda

District Office:

Kai (formerly Breeze/BreezeHome)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, FL 33905

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- A. Consideration for Acceptance – The Unaudited February 2026 Financials **Exhibit 9**
 - The Negative Variance for February 2026
 - Check Detail
- B. Consideration for Acceptance – The Unaudited March 2026 Financials **Exhibit 10**
 - The Negative Variance for March 2026
- C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on March 24, 2026 **Exhibit 11**
- D. Ratification of 4K’s Construction Cleanup LLC – Brush Mowing and String Trimming - \$2,500.00 **Exhibit 12**
- E. Ratification of Hutch Electric – Electrical Power Restoration - \$1,930.00 **Exhibit 13**

5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Field Operations
 - **Kai Field Report** **Exhibit 14**
 - Solitude Pond Report Dated March 31, 2026 **Exhibit 15**
 - Landscape and Irrigation Report **Exhibit 16**
 - Consideration of Proposals
 - Global Security – Security Service Proposal **Exhibit 17**
 - Trimmers Holiday Decor Inc – Service Proposal **Exhibit 18**
 - Sunrise – Perennials Change Over - \$14,800.00 **Exhibit 19**
 - a. Final Amount Confirmation Email **Exhibit 20**
 - b. Annual Bed Design **Exhibit 21**
- D. District Manager
 - Presentation of Number of Registered Voters **Exhibit 22**

6. Supervisors Requests

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7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce
District Manager

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Kai (*formerly Breeze/BreezeHome*)
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Suite 1000, Tampa, FL 33607

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EXHIBIT 1

AGENDA



AquaPreserve, Inc
9890 Bayshore Rd
N. Ft. Myers, FL 33917

ANNUAL POND MANAGEMENT CONTRACT

This agreement dated March 31, 2026, between AquaPreserve, Inc., a Florida Corporation, referred hereto as API, with the primary address of 9890 Bayshore Road, Fort Myers, FL 33917, and Brightwater CDD, referred hereto as Client.

Articles

This management contract pertains to Brightwater CDD and includes (14) lakes.

Visual Inspections.

1. API will perform a visual inspection of the ponds/lakes during each visit to the site. The inspections shall include the following:
 - Water clarity or quality
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Trash and debris *does not include construction materials
 - Littoral shelf inspections
- a. Any issues that are observed during this visual monitoring will be reported to the Client in writing as part of that month's service report.
- b. Client will be notified immediately if there are any deficiencies observed that appear to be posing an immediate risk or otherwise jeopardizing the integrity of the pond structures.
- c. The scope of these services is limited to what can be reasonably observed at the surface of the water and shoreline around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection.
- d. The response time for concerns or special requests is normally between 1-2 days.

2. **Pond Aquatic Weed Control:**

- a. Pond(s) will be inspected/treated once a month, a minimum of 12 total times per year.
- b. Any growth of undesirable aquatic weeds and vegetation found in the pond with each inspection shall be treated and controlled through the application of aquatic herbicides as required to control the specific varieties of aquatic weeds and vegetation found in the pond at the time of application.

3. **Shoreline Aquatic Weed Control:**

- a. Shoreline areas will be inspected with each visit.
- b. Any growth of cattails, Torpedo grass, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides as required for control of the plants present at time of application.
- c. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides as required to control the unwanted growth present at the time of application.

4. **Water Quality Monitoring:**

Water testing can be done at Client's request for an additional fee.

5. **Pond Algae Control:**

Any algae found in the pond with each inspection shall be treated and controlled through the application of algaecides and aquatic herbicides as needed for control of the algae present at the time of service.

6. **Trash Removal:**

Trash and light debris will be removed from the pond with each service and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Client's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding upland (dry land) areas.

7. **Client Responsibilities:**

Client will be responsible for the following:

- Compliance and enforcement of temporary water-use restrictions where applicable.

8. **Service Reporting:**

Client will be provided with a monthly service report detailing all the work performed as part of this contract, including a site map.

9. **General:**

- a. API is a licensed pesticide applicator in the state in which service will be provided.

- b. API guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
- c. API will maintain general liability and worker's compensation insurance.
- d. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their ponds. The Client is responsible for notifying the API in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their ponds for irrigation purposes. The Client accepts full responsibility for any issues that may arise from the irrigation of turf, ornaments, trees, crops, or any other plants as a result of treated water being used by the Client for irrigation without the consent or knowledge of API.
- e. API shall be reimbursed by the Client for any non-routine expenses, administrative fees, compliance fees, or any other similar expenses that are incurred as a result of requirements placed on API by the Client that are not covered specifically by the written specifications of this contract.
- f. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due on the last day of each billing month. As a courtesy, the Client will be invoiced on the fifteenth day of that same month, reminding them that a contract payment is due by the end of that same month. The Client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of API to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during certain times of the year compared to others, based on season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
- g. Contract will automatically renew annually at the end of the contract period for subsequent 1 year term, with a three percent (3%) escalation in the Annual Contract Price and any Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (90) days prior to the termination date of this contract, or subsequent renewal contracts.
- h. Client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances more than 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the Client.
- i. Client covenants and agrees to pay reasonable attorney fees and all other related costs and expenses of API, for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

CONTRACT PRICE:

The total annual amount of this contract is \$24,660.00 with a monthly payment of \$2,055.00. A service report detailing the services that were completed will be sent each month.

Services would be due to start in April.

The below signed agrees to the above terms and conditions of this contract.

Brightwater CDD

Pete Gonzalez, General Manager
AquaPreserve, Inc.

Print Name

Date

EXHIBIT 2

AGENDA

From Crosscreek:

Sent: Monday, March 30, 2026 8:25 AM

To: Audette Bruce <audette@hikai.com>

Cc: April Barliso <abarliso@hikai.com>

Subject: RE: Crosscreek Environmental - Stoney Brook North

Good Morning Audette,

Crosscreek Environmental appreciates the opportunity to earn the business of Stoneybrook North.

We have made revisions to our agreements, providing better rates, and modifications to lower cost.

The monthly pond service agreement has been revised to \$2,500/Month. The contract will reset at \$2,500 after October to match your fiscal year.

The Quarterly aeration service has been changed from Quarterly to Semi-Annual. Twicer per year, our fountain/aeration technicians will provide preventative maintenance throughout the community. In-between these visits, our water management technicians will notify our fountain department if any of the systems are not performing properly and we will schedule a visit to repair.

I know that our cost was higher than Steadfast, and I have reviewed their agreement. I do not see any mention of aeration services, it was mentioned in the conference call, but I don't see any contractual agreement for these services.

Steadfast claimed that all of the systems at Stoneybrook are Vertex systems, this is not correct either. The community has mixture of Vertex systems and KASCO systems. Both of which Crosscreek Environmental are familiar with and able to service.

We hope that these price reductions and modifications will show the board our commitment to earning their business.

As stated in our meeting, the technician and myself both live in the general area and are very familiar with the area.

I will be happy to attend meetings to discuss status of the lakes and/or equipment to ensure the board stays informed.

Review these estimates and let me know if you have any questions.

Thank you,

Matt Lewis,

Erosion and Stormwater Control Inspector

License #32125



Crosscreek Environmental Inc.

Cell: (239) 281-9190

2294 Burner Lane, Unit #6

Fort Myers, FL 33912

MattL@crosscreekenv.com

www.crosscreekenv.com

EXHIBIT 3

AGENDA

Joseph LaSota
Business Development Manager - Southwest FL

- Local: 941.350.4442
- Corp. HQ: 919.388.9878
- Joe.Lasota@yardnique.com

5505 Lorraine Rd.
Bradenton FL 34211

yardnique.com





LANDSCAPE MANAGEMENT PROPOSAL

Stoneybrook North

Community Development District

11111 Stoneybrook North

Stoneybrook North, Georgia

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2024/06/01 10:00 AM



Everyday Maintenance field crew performing site walk observations.

Cover Letter

April 10, 2026

Board of Supervisors
Stoneybrook North Community Development District
c/o Audette Bruce, Kai
2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607

RE: Proposal for Landscape Maintenance and Irrigation Management Services — Stoneybrook North CDD (Bridgewater Lagoon, 8630 Sunny Page Lane, Fort Myers, FL 33917)
Dear Board Members and Community Management of Stoneybrook North CDD,

We are pleased to present this comprehensive landscape management proposal for Stoneybrook North Community Development District, located at 8630 Sunny Page Lane within the Bridgewater Lagoon community in Lee County, Florida. We appreciate the opportunity to demonstrate why Everyday Maintenance is the right partner for the long-term care and presentation of your community.

Having conducted a thorough site walk of the property, our team has developed a deep understanding of the District's landscape, its unique characteristics, and the expectations of the Board. From the extensive pond system spanning Ponds 17 through 32, to the conservation easements and spread-out maintenance areas that define Stoneybrook North, we recognize that this community requires a landscape partner with the depth, structure, and local presence to deliver consistent, high-quality results across every zone, every week.

Everyday Landscape Maintenance, as part of The Yardnique Family of Companies, brings more than 25 years of proven experience, 2,500+ employees, and active service to over 1,300 communities across the southeastern United States. Our Southwest Florida operations — anchored by our Everyday Landscape branch at 5835 Youngquist Road in Fort Myers — positions us within immediate proximity to Stoneybrook North.

Our proposal deploys 3 crews of 3–4 members each, operating on a 40-hour weekly maintenance schedule with on-site presence 52 weeks per year, complemented by a dedicated irrigation technician and full agronomic services.

What sets Everyday Maintenance apart is not just our scale — it is the culture of ownership, accountability, and craftsmanship that our field teams bring to every property, every day. We look forward to the April 28, 2026, presentation at the Hyatt Place Ft Myers at the Forum.

Sincerely,
Joe Lasota
Business Development Manager • Everyday Maintenance — Southwest Florida
(941) 350-4442 • Joe.Lasota@Yardnique.com



Executive Narrative

Everyday Maintenance is a premier Florida landscape services company with more than 25 years of proven experience serving HOA, CDD, multifamily, commercial, and mixed-use communities. As part of The Yarnique Family of Companies, we are a landscaper-owned and operated organization built on tradition, teamwork, and long-term partnership.

25+
YEARS IN BUSINESS

2,500+
EMPLOYEES

1,300+
COMMUNITIES SERVED

\$160M+
ANNUAL REVENUE

Page 17 of 38

Why Everyday Maintenance for Stoneybrook North

Stoneybrook North CDD at 8630 Sunny Page Lane requires a landscape partner that understands the complexity of managing a community with spread-out maintenance areas, an extensive pond system (ponds 17-32), conservation easements, pedestrian pathways, and high-visibility entrance features.

Local Presence & Proximity

Everyday Landscape at 5835 Youngquist Rd, Fort Myers • ASI Landscapes at 5505 Lorraine Rd, Bradenton. Both within immediate proximity

CDD & Community Expertise

~80% HOA/CDD clients. Portfolio includes Gulf Harbour Yacht & Country Club (22 yrs), Tarpon Point (20 yrs), Colonial Shores (16 yrs), Eagle Reserve (8 yrs).

ZERO CONTRACT TERMINATIONS

Reflecting our commitment to accountability, communication, and service consistency

Ownership & Financial Strength

Privately held, venture capital backed. In 2024, ASI ranked 15th on Lawn & Landscape Magazine's Top 150 list with \$160+ million in annual revenue, approaching \$200 million.



Company Overview

Founded in 1997 by Brian DuMont while pursuing a Horticulture Science degree at NC State, Everyday Maintenance has grown to serve 1,300+ communities with 2,500+ employees across six southeastern states.

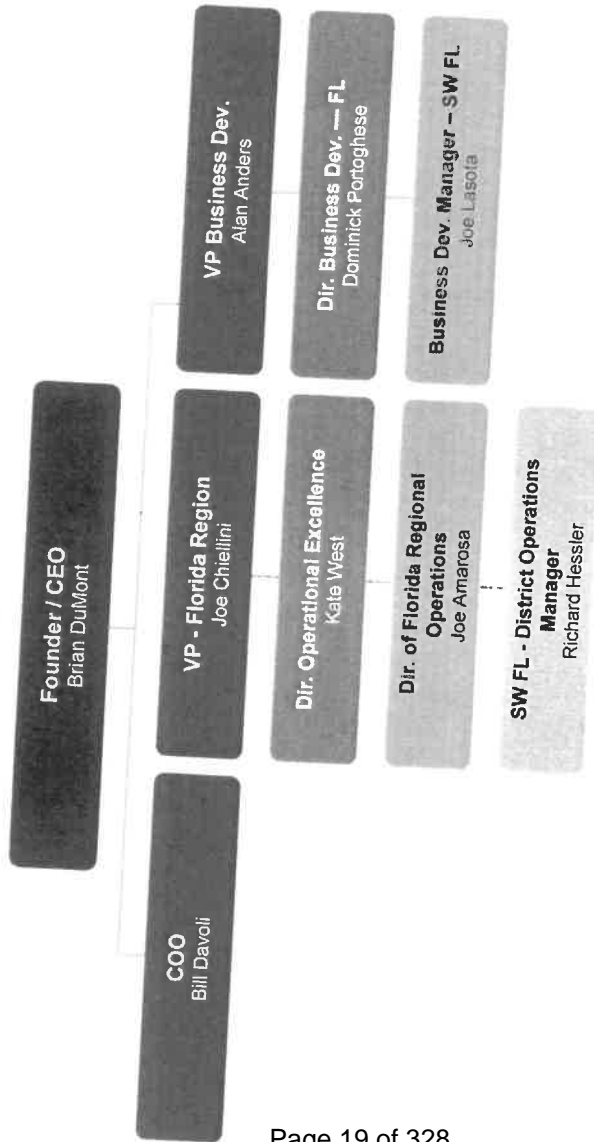
Detail	Information
Legal Entity	Yardnique Inc. / DBA Everyday Maintenance
Headquarters	10014 Chapel Hill Rd, Morrisville, NC 27560
SW Florida Branch	Everyday Landscape — 5835 Youngquist Rd, Fort Myers, FL 33912
CEO / Founder	Brian DuMont (founded 1997)
COO	Bill Davoli (35+ years)
Employees	2,500+
Communities	1,300+
2024 Ranking	15th — Lawn & Landscape Top 150
Revenue	\$160M+ (approaching \$200M)
Ownership	Privately held, venture capital backed
Contract Terminations	Zero (0)
Subcontractors	None anticipated

Affiliated Companies (Yardnique Family): ASI Landscapes • Landmark • Naturescapes • Phoenix • Creative • Unique • TEAM Management • Precision • Palmetto • The list, Kirtley Group



Leadership & Organization

YARDNIQUE EXECUTIVE ORGANIZATION



STONEBROOK NORTH — DEDICATED TEAM

Role	Name	Credentials
Senior Account Mgr	Jon Easterday	45+ yrs
Branch Manager	Courtney Clark	30 yrs. BMP
District Ops Mgr	Richard Hessler	30+ yrs CPO
Irrigation Manager	Jorge Arredo	20+ yrs State Lic.
Agronomy Manager	Robert "Bob" Tabone	30+ yrs. BMP
Safety Officer	Will Ortega	FDOT TTC
Lead Designer	Mary Johnson Love	10+ yrs

Executive-level oversight and regional operations management reporting into the dedicated Stoneybrook North field team. Primary service delivery anchored from the Fort Myers branch

Executive Leadership

YARDNIQUE EXECUTIVE TEAM

Brian DuMont

Founder / CEO

Founded Yardnique in 1997 while earning his Horticulture Science degree at NC State. Leads the organization with a hands-on background in horticulture and field operations, driving strategic growth across the Southeast while maintaining a strong focus on culture, quality, and accountability.



Bill Davoli

Chief Operations Officer

35+ years leading landscape maintenance and construction organizations nationally. Third-generation landscape professional who has founded, owned, and operated companies ranging from startups to \$350M+ enterprises. Brings operational expertise and disciplined growth.



Joe Chiellini

VP – Florida Region

Founded ASI Landscape Management in 1993, growing it to 180+ team members with three Tampa Bay / Orlando branches. Served nearly 30 years with Hillsborough County Fire Rescue, retiring as Captain. Founder of the Krewe of the Knights of St. John philanthropic organization.



Alan Anders

VP Business Development

Extensive experience in environmental services and landscape industries, with a track record in strategic growth, operations management, sales leadership, and pricing strategy. BA in Marketing Management from University of Akron. Data-driven, collaborative leadership style.



Florida Leadership

FLORIDA DIRECTORS & SENIOR MANAGEMENT



Dominick Portoghese

Dir. Business Development – FL

40+ years in commercial green industry. Supports growth by partnering with key clients across market segments and leveraging long-standing industry relationships while maintaining high service standards. Focused on long-term partnerships beyond the point of sale.



Kate West

Dir. Operational Excellence

Responsible for financial discipline, operational efficiency, and performance visibility across the organization. Oversees capital and operating budgets, reporting, procurement, and treasury. Deep expertise in budgeting, forecasting, and financial controls.



Joe Amarosa

Director – FL Region Operations

25+ years in landscape industry. BS from University of South Florida. Holds FL Green Industries BMP, Pinellas County BMP, Licensed Pest Control Operator, and Limited Fertilizer Application certifications. Expert in Integrated Pest Management and quality control.

Stoneybrook Account Team

STONEBROOK NORTH CDD — DEDICATED LEADERSHIP

Courtney Clark

Branch Manager

30+ years in landscape industry. Started as field laborer and advanced through Account Manager and leadership roles. Proficient across all aspects of operations, especially effective as a client liaison with strong ability to resolve challenges and maintain positive working relationships.



Laura Gray

Operations Business Partner - ADMIN

Nearly 20 years of dedicated expertise at ASI Landscapes. Career built on commitment, collaboration, and operational excellence. Deep institutional knowledge and passion for people — a cornerstone of the organization's leadership supporting field operations and process improvement.



Greg Funk

Account Manager

25+ years in the landscape industry. Began at crew level and advanced into field and project management. Highly effective in client communication, relationship management, and team coordination. Currently oversees several of the organization's most prestigious accounts.

Robert "Bob" Tabone

Agronomy Manager

30+ years in agronomy and landscape management. Bridges practical landscape maintenance with science-based turf and ornamental care. Holds required licenses and certifications, actively engaged in BMP and advanced agronomy education and industry seminars.

Technical & Field Leadership

IRRIGATION, PRODUCTION & ENHANCEMENT

Francisco Jose

Maintenance Field Supervisor

30+ years in landscape industry. Landscape operations and production leadership. Oversees daily field execution of crew services, quality control across multiple properties. Balances production efficiency with pride of ownership, ensuring every property reflects the organization's standards.

Tom Hickey

Senior Production Manager

25+ years in landscape operations and production leadership. Oversees daily field execution, crew performance, scheduling, and quality control across multiple properties. Balances production efficiency with pride of ownership, ensuring every property reflects the organization's standards.

Florida Coverage

Multi-branch regional structure providing responsive, locally managed service with consistent standards.

Region	Branch	Address
Southwest Florida ★	Everyday Landscape Maintenance	5835 Youngquist Rd, Fort Myers, FL 33912
Tampa Bay	ASI Landscapes	5505 Lorraine Rd, Bradenton, FL 34211
Tampa Bay	ASI Landscapes	9702 Harney Rd, Thonotosassa, FL 33592
Tampa Bay	TEAM Management	6830 Cecelia Dr, New Port Richey, FL 34653
Northeast FL	YN Jacksonville	11132 Distribution Ave E, Jacksonville, FL 32256
Central FL	ASI Landscapes	212 12th St N, Haines City, FL 33844
Central FL	ASI Landscapes	574 Fairville Rd, Orlando, FL 32808
Southeast FL	Precision WPB / YN Ft. Lauderdale	515 SW 21st Terrace, Fort Lauderdale, FL 33312
Treasure Coast	Creative Vero Beach	7080 57th St, Vero Beach, FL 32967

★ Stoneybrook North CDD will be serviced primarily from our Fort Myers branch, with additional support from Sarasota as/ff needed. Dual-branch proximity ensures rapid response, equipment availability, and hands-on oversight.



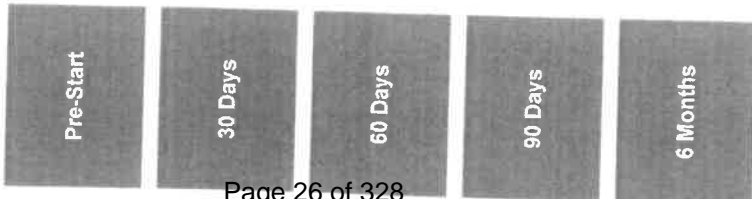
Staffing Plan & Field Execution

42 MOW CUTS (IRRIGATED)	32 MOW CUTS (NON-IRRIGATED)	52 SERVICE WEEKS/YEAR	3 MAINTENANCE CREWS
Role / Team	Personnel	Hours/Week	Schedule
Maintenance Crew 1 – Formal Mowing and Detail Services	4 members	80 hours / week	2 days per week
Maintenance Crew 2 – Pond Mowing and String-trimming	3-4 members	80 hours	2 days per week. Plus off weeks in winter as needed.
Maintenance Crew 3 - Storm Clean-up (as-needed)	3-4 members	As-Needed	As-Needed
Irrigation Technician	Multiple Technicians as needed for inspections and house filter maintenance.	As-Needed	Monthly
Agronomy / IPM Tech	1 Technician	As needed for fertilization and Pest Control	Per SOW
Account Manager	1 - AM	Weekly on-site	Ongoing
Service	Frequency	Annual Total	
Mowing — St. Augustine & Irrigated Bahia	7-14 day cycle	42 cuts minimum	
Mowing — Non-Irrigated Areas/Ponds	Per RFP schedule	32 cuts minimum	
Palm Trimming	2x/year	March & October	
Irrigation Inspection	Monthly full rotation	12 inspections	
Visual Wet Checks	Weekly	52/year	
Turf Fertilization (St. Aug)	3x/year	Feb, Mar/Apr, Oct	
Shrub/Tree/Palm Fertilization	3-4x/year	March-November	
IPM Visits	6/year (offset months)	6 visits	
Monthly Walk-Through	Monthly	12/year	



90-Day Start-Up & Transition Plan

Everyday Maintenance recognizes the importance of delivering consistent, high-quality landscape maintenance from Day 1. Our plan systematically implements targeted improvements within defined timeframes.



Pre-Start

Finalize staffing, equipment, crew structure. Pre-start meetings with Kai management. Review service maps and path-of-motion plans. Walkthrough Ponds 17-32, conservation easements, entrance features, pedestrian paths. Establish agronomic baselines and reporting protocols.

30 Days

Weekly maintenance begins Day 1. Enhanced oversight for 42-cut irrigated / 32-cut non-irrigated schedule. Full irrigation audit. Written irrigation report. Preseason fertilization with pre-emergent (25-5-11, 50% slow release). Monthly filter cleaning. Weekly report submission per RFP form.

60 Days

Operations stabilized across all zones. Propose enhancements: mulching, seasonal color for entrance beds (perennials preferred). March palm trimming, shrub bed corrections. First monthly photo report submitted one week before month-end.

90 Days

Fully optimized. Formal review meeting with District representative. Focus on turf health, weed eradication, detailing across Dwarf Ixora, Gold Duranta, Green Island Ficus, Ligustrum, Podocarpus, Viburnum. Soil sampling if authorized.

6 Months

Peak efficiency. Seasonal transition plans. Staffing adjusted for off-season. Long-term enhancements prioritized with Board input. Quality audits across all service areas.



Site Walk Observations

During the pre-proposal site walk of Stoneybrook North, the following irrigation conditions were documented. These findings are itemized here so the Board is aware we have identified them, and they will be addressed during the 30-day start-up irrigation audit at no additional cost to the District per the RFP Scope of Services.



Finding 1 — Exposed Valve Box with Filter

Valve box with partially exposed ball valve and in-line filter assembly, debris and organic material accumulated inside the box. Requires cleanout and re-seating per the monthly filter cleaning scope.



Finding 2 — Valve Assembly with Wiring in Debris

Valve assembly, solenoids, and low-voltage wiring exposed to soil and organic debris inside the box. Wire connections should be protected in waterproof splice caps and box cleaned to prevent intrusion-related failures.

Maintenance Zone Designations

Structured Path of Motion approach — crews follow defined routes minimizing overlap and ensuring consistent attention across the entire community.

Zone	Description	Priority	Service Focus
A — Entrances	Entry features, monument beds, signage	Highest	Weekly mow, bi-weekly detail, perennial color
B — Streetscapes	Roadway corridors, medians, curb lines	High	Weekly mow/edge per RFP, blowing, monthly detail.
C — Common Areas	Open turf, gathering spaces, paths	High	Weekly mow, bi-weekly edge, debris, monthly detail
D — Pond Banks	Ponds 17–32, 10-ft water buffers	Standard	Mowed to water level, trimmers in buffer, 32x/yr
E — Pedestrian Paths	Walking paths, trail corridors	Standard	Weekly blow, bi-weekly edge, clearance
F — Conservation	Easement perimeters, natural areas	Maintain	As-needed cutback, 3-ft buffer minimum

Crew Path of Motion: Each crew begins at the primary entrance and proceeds through corridors, interior areas, ponds, and paths in a continuous loop. Upon award, Everyday Maintenance will finalize color-coded service maps organized by service day.



Landscape Maintenance Specifications

Mowing

On-site 52 weeks/year. All turf at 4" with mulching blades. Within 10 ft of water's edge, string trimmers only. Ponds mowed to water level. Patterns rotated to prevent ruts.

Edging

Plant beds every other mow cycle; hard surfaces on alternate cycles. Net effect: both edged each visit. Mechanical edgers only.

Detailing of Planted Areas

Trimming, weeding, pruning, and shaping; All shrubs and plant bed areas. Bed line definition, tree saucers, sucker removal, sign clearance.

Tree & Palm Pruning

Palms 2x/year (March & October). Species: all included. Only 100% brown fronds; never beyond 3-9 o'clock per UF/IFAS. Fronds collected every visit.

Blowing & Cleanliness

Twice daily (pre-lunch, pre-departure). No debris into storm drains.

Moss Removal

Removed from shrubs/ornamentals as needed per RFP. Integrated into routine detail cycles.

Storm Cleanup

All debris cleaned within 48 hours. Hurricane cleanup as priority vendor. Disaster recovery limited to 70 hours per event. Multi-branch crew deployment within 24 hours.

Turf Type	Height	Annual Cuts	Notes
St. Augustine / Floratam (Irrigated)	4"	42 minimum	7-14 day cycle
Irrigated Bahia	4"	42 minimum	Same as St. Augustine
Non-Irrigated Areas	4"	32 minimum	Reduced per RFP

Fertilization & Pest Control

All work per UF/IFAS guidelines, Florida Green Industries BMPs, and Lee County fertilizer ordinance (June–September ban).

Month	Application	Turf Type	Material / Rate
Feb–Mar	Pre-Emergent + Feeding	St. Augustine	25-5-11, 50% slow release, 4 lbs/1,000 sf
Mar–Apr	Spring Feeding	St. Augustine	25-5-11, 50% slow release, 4 lbs/1,000 sf
Mar–Apr	Spring Application	Irrigated Bahia	Per UF/IFAS recommendation
Jun–Sep	FERTILIZER BAN	ALL TURF	Lee County — No applications permitted
October	Fall Feeding	St. Augustine	24-5-11, 25% sulphur coated SR, 4 lbs/1,000 sf
October	Fall Application	Irrigated Bahia	Per UF/IFAS recommendation
Shrub & Groundcover (3x/Year):	8-10-10 at 1 lb N/1,000 sq ft — Spring (May), Fall (Oct), Winter (Dec/Jan)		
Tree (1x/Year — March):	16-10-9 spikes at 1 spike per 2" trunk caliper		
Palm (3-4x/Year):	Adonidia, Bismarck, Royal, Sabal, 50%+ slow release at 1.5 lbs/100 sq ft. Applied dry		

Integrated Pest Management

Weekly inspection by supervisor. Immediate treatment. Ants treated as pests. Moss removed. All documented. State-licensed CPO on staff. Known concerns: chinch bugs, scale, whitefly, nutrient deficiencies in Lee County soils.



everyday
A Yardinique Company

Irrigation Maintenance

Full-time dedicated technician on monthly full-rotation cycle. Emergency same day, standard repairs within 72 hours.

Element	Scope
Irrigation Heads	Adjust rotors/sprays; confirm arc, direction, coverage
Rain Sensors	Verify present, active, functioning
Zones	Confirm all zones operate as designed
Debris Clearance	Heads clear of soil, grass, obstructions
Valve Boxes	Lids visible, intact, debris-free
Valves	Accessible, free of soil/turf intrusion
Filters	Monthly cleaning at each valve servicing two houses per SOW

Lee County Watering Restrictions: Saturday & Sunday only, before 9:00 AM and after 5:00 PM. All controllers programmed accordingly. If system is down, Everyday Maintenance is responsible for hand watering.

Repair Type	Authorization	Response
Minor (up to \$300/mo)	Authorized on-site	Same visit
Standard (over \$300)	Quoted → approved first	Within 72 business hours
Emergency	Immediate	Same day

Weekly visual wet checks. Trucks stocked with common parts. Monthly reports submitted within 72 hours of inspection.



Special Services & Enhancement Rates

Available as needed. All rates confirmed and fixed for the contract term.

Service	Unit	Rate
Mulch Installation	Per cubic yard (installed)	\$65/CY
Seasonal Color (4" Annuals)	Per plant (installed)	\$3.00/plant
Palm Injections	Per palm / treatment	\$75/palm
Irrigation Repair Labor	Per hour	\$75/hour
Annual Bed Renovation	Per labor hour	\$75/hour
Shrub Replacement (1-gal – large)	Per shrub	\$25 – \$225
Tree Replacement (up to 6" cal)	Per tree	\$350 – \$1,200
Sod Replacement	Per square foot	\$2.50 – \$4.50
Enhanced Bed Weeding	Per labor hour	\$45

All work per UFIFAS BMPs, Lee County ordinances, and state regulations. Proposals submitted in writing for approval.

Landscape Design & Installation

BEYOND MAINTENANCE — FULL DESIGN CAPABILITIES

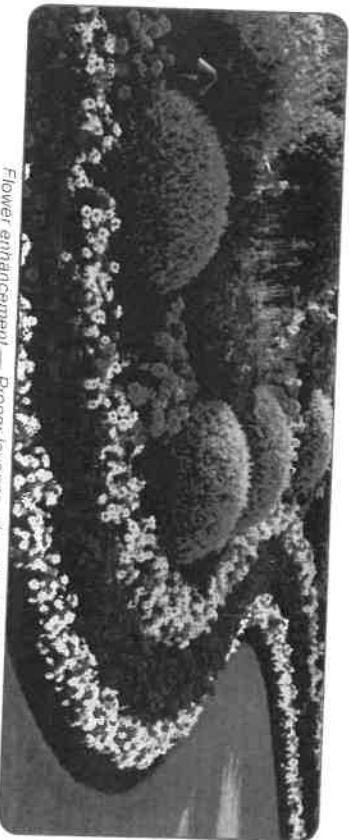
Our partnership with Stoneybrook North CDD goes beyond weekly maintenance. When the Board is ready to revitalize an entrance, refresh an amenity area, or reimagine a common area, our in-house design and installation team delivers cohesive solutions that balance aesthetics, environmental responsibility, and long-term lifecycle cost.

DESIGN & INSTALLATION CAPABILITIES

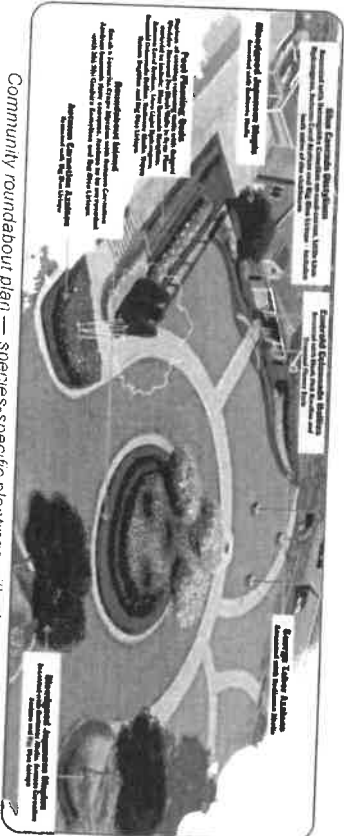
- Community Entrances** Monument landscaping, signature entry features, and seasonal color that create a strong first impression.
- Amenity Centers** Integrated designs for clubhouses, pools, parks, and recreation areas that enhance usability, safety, and visual appeal.
- Buffers & Perimeters** Tree and shrub planning for privacy screening, noise reduction, and aesthetic continuity.
- Common Areas & Walkways** Coordinated plant palettes, shade planning, and pedestrian-friendly layouts.

TECHNICAL & PLANNING SERVICES

- Comprehensive site analysis and micro-climate assessment
- Color, texture, seasonal interest, and shading studies
- Tree, shrub, ornamental, and turf selection for long-term performance
- Irrigation, drainage, and water-management integration
- Landscape lighting for safety, wayfinding, and energy efficiency
- Phased installation aligned with District budget cycles



Flower enhancement — Proper layering, shaping and color



Community roundabout plan — species-specific plantings with phased installation

Pricing Summary

Fixed pricing for Years 1 and 2. Modest 3% increase in Year 3. No hidden fees. No surprises.

Combined Year 1 Total
\$442,494 / year
 \$36,875 / month

Landscape Maintenance	Annual Cost	Monthly Cost
Year 1 (Initial Term)	\$301,080	\$25,090.33
Year 2 (Optional Renewal)	\$301,080	\$25,090.33
Year 3 (Optional Renewal, +3%)	\$310,112	\$25,843.03

\$25,090
 MAINTENANCE / MONTH

Irrigation Management	Annual Cost	Monthly Cost
Year 1 (Initial Term)	\$141,414	\$11,784.50
Year 2 (Optional Renewal)	\$141,414	\$11,784.50
Year 3 (Optional Renewal, +3%)	\$145,656	\$12,138.03

\$11,785
 IRRIGATION / MONTH

\$36,875
 COMBINED MONTHLY

Contract execution through Sep 30 of current FY. Auto-renews Oct 1-Sep 30 Y1 & Y2 identical. Y3 reflects 3% adjustment.



References (CDD / HOA)

Ongoing relationships with all listed clients. All available for contact.

Client	Location	Tenure	Contact	Phone
Gulf Harbour Yacht & Country Club	Ft Myers, FL	22 yrs	Rod Middleton	(239) 437-0340
Tarpon Point	Cape Coral, FL	20 yrs	Lauren Snyder	(239) 849-5866
Colonial Shores	Ft Myers, FL	16 yrs	Jerry Gedlat	(618) 410-0711
Eagle Reserve	Ft Myers, FL	8 yrs	Angie Dubois	(239) 823-6298
Tidewater	Estero, FL	1 yr	Alondra Villanueva	(239) 851-9593
Crown Colony Country Club	Ft Myers, FL	1 yr	Jennifer Lewis	(540) 727-0156

6
CLIENT REFERENCES

68
COMBINED YEARS

0
TERMINATIONS

FL
STATEWIDE



Compliance, Certifications & Equipment

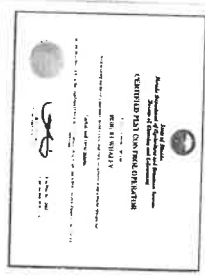
Credential	Holder	Details
Certified Pest Control Operator	Robert Brandon Whaley	Certificate #JF189065
State Irrigation License	Mike Van Trump	#SCC131153293 (exp. 8/31/2026)
BMP Certification	Brian Stephens	FL Green Industries BMPs
ISA Certified Arborist	Rick Giordano	FL-6493A
FDOT TTC Advanced	Sergio Concha	Certificate #413549
Licensed CAM	Joe Lasota	Active credential
E-Verify	Everyday Maintenance	Federal employment verification
Lee County Business Tax	Yard-Nique Inc.	Acct #1091476 (exp. 9/30/2026)

Insurance — Exceeds All RFP Requirements

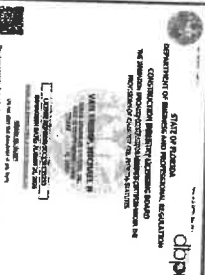
Coverage	RFP Requires	Everyday Maintenance Carries	Exceeds
Workers' Comp (per accident)	\$100,000	\$1,000,000	10X
Workers' Comp (disease agg)	\$500,000	\$1,000,000	2X
GGL (per occurrence)	\$2,000,000	\$2,000,000	Meets
GGL (aggregate)	\$2,000,000	\$3,000,000	1.5X
Auto (combined single)	\$1,000,000	\$1,000,000	Meets
Umbrella (per occurrence)	\$1,000,000	\$5,000,000	5X




107 trucks • 45 trailers • 20 irrigation trucks • 47 riding mowers • 450+ hand equipment pieces
LICENSES & CERTIFICATIONS



FL Cert. Pest Control Operator
Robert Whaley — #JF189065



FL Irrigation Spec. Contractor
Mike Van Trump — #SCC131153293



Lee County Business Tax
Receipt
Acct #1091476 — Exp. 9/30/2026



Technology Platform

Industry-leading technology delivering transparent, data-driven reporting for Stoneybrook North's documentation requirements.

Terralens

Proprietary Site Intelligence Platform

- Audit Reports — site checks, photos, issues, corrective actions
- Irrigation Reports — performance, coverage, leak data, zone review
- Agronomic Analysis — soil metrics, fertilization docs, disease ID
- GPS Tracking — property maps, route logs, crew verification
- Real-Time Delivery — reports created and submitted from the field

SyncScope — Client Communication Portal

On-demand access to service reports, work orders, approvals, and invoicing. Track requests, submit work orders, view reports — from any device.

Meeting District Reporting Requirements

These platforms support all Stoneybrook North reporting:

- Bi-weekly inspection reports
- Comprehensive monthly photo reports (one week before month-end)
- Weekly maintenance report forms per RFP template
- Monthly walk-through documentation
- Real-time communication

All submitted to abariso@hikai.com and Brightwater@hikai.com

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

Name of Proposer: Yardnique, Inc. d/b/a Everyday Maintenance

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

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

Base Landscape Maintenance Services:

Includes turf mowing, edging, trimming, shrub and groundcover maintenance, tree and palm pruning, fertilization, pest control, weed control, debris removal, retention pond and lake bank mowing, storm debris cleanup, and monthly reporting.

Total Cost for the first year of the above items

\$ 301,080 /year (\$ 25,090 /month)

Optional Yearly Renewal Cost Year 2

\$ 301,080 /year (\$ 25,090 /month)

Optional Yearly Renewal Cost Year 3

\$ 310,112 /year (\$ 25,843 /month)

Irrigation System Monitoring and Maintenance:

Includes monthly wet checks, system monitoring, valve cleaning, controller adjustments, minor repairs while on site, and reporting as described in the Scope of Services.

Total Cost for the first year of the above items

\$ 14,144 /year (\$ 11,785 /month)

Optional Yearly Renewal Cost Year 2

\$ 14,144 /year (\$ 11,785 /month)

Optional Yearly Renewal Cost Year 3

\$ 145,656 /year (\$ 12,138 /month)

Additional Services (not included in base contract):

Mulch Installation (2" depth)
\$ 65.00 per cubic yard installed

Seasonal Color Installation (4" annuals)
\$ 3.00 per plant installed

Palm Injections (if approved)
\$ 65.00 per palm per treatment

Irrigation Repair Labor Rate (repairs exceeding included minor repairs)
\$ 75.00 per hour

Plant Replacement / Enhancements

To be quoted and approved by the District prior to installation.

Note: All pricing above is based on the initial term from the contract effective date through September 30 of the District's current Fiscal Year. Optional renewal periods shall follow the District's Fiscal Year, October 1 through September 30, unless otherwise adjusted by mutual written agreement.

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

Name of Authorized Signatory of Proposer: Dominick Portoghese

Title of Authorized Signatory of Proposer: Director Business Development

Signature of Authorized Signatory of Proposer: *Dominick Portoghese*

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this “**Agreement**”) is entered into as of _____, 2026 between the **Stoneybrook North Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and Yardnique, Inc. d/b/a Everyday Maintenance, a Florida Corporation, registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

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

Operative Provisions:

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

hereto as **Exhibit A** (the “**Scope**”) in the locations shown in the maintenance map attached hereto as **Exhibit C**.

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

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

5. **Emergency Services**. In the event of an emergency or disaster, Contractor shall provide the District the following services:

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

6. **Manner of Performance**.

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

within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

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

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

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

9. **Termination.**

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

the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work performed under this Agreement, the District shall pay Contractor:
 - i. **Base Landscape Maintenance Services and Irrigation System Monitoring and Maintenance.** For the Base Landscape Maintenance Services and the Irrigation System Monitoring and Maintenance Services described in the Work, which are performed on a monthly basis: \$36,875 per month.
 - ii. **Seasonal Color.** Seasonal color installation shall be performed only upon written authorization from the District. If authorized, Contractor shall be compensated at the unit price per 4" annual as described in Contractor's Official Proposal form attached hereto as **Exhibit B**.
 - iii. **Additional Irrigation Repairs and Services.** Irrigation repairs or services not included within the Irrigation System Monitoring and Maintenance services shall be performed only upon written authorization from the District. Contractor shall be compensated at the hourly rate set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, not to exceed the amount approved in writing by the District.
 - iv. **Additional Services.** Any services not included within the Base Landscape Maintenance Services or Irrigation System Monitoring and Maintenance Services shall be performed only upon written authorization from the District. Compensation for such services shall be at the rates set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, or at such other price as may be approved in writing by the District.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:

- i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date,
 - iv. an invoice number
 - v. a reference to a proposal number if applicable,
 - vi. the location (including the community if applicable),
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service,
 - ix. the time frame within which the services were provided, and
 - x. the address or bank information to which payment is to be remitted.
- c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.
 - d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
 - e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
 - f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
 - g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang

- graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims*: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
 - d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations*: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
 - e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
 - f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
 - g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the

District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

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

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.

- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

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

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

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is

intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

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

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

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

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

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

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

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

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

- 24. Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
- 25. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 26. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 27. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
- 28. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
- 29. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 30. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

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

a. If to Contractor: Yardnique, Inc. d/b/a Everyday Maintenance
5835 Youngquist Rd, Fort Myers, FL 33912

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

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

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

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

Company name:
Yardnique, Inc. d/b/a Everyday Maintenance

**Stoneybrook North
Community Development District**

Dominick Portoghese
Name: Dominick Portoghese
Title: Director Business Development

Name: _____
Title: Chair/Vice Chair, Board of Supervisors

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

**Weekly Landscaping Maintenance Report
for the Stoneybrook North Community Development District**

Date of maintenance visit: _____ Supervisor: _____

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

1. Insect and plants: _____

2. Disease and plants: _____

3. Nutrient problems and plants: _____

4. Dry plants: _____

5. Wet plants: _____

6. Dead plants removed: _____

7. Tree service work needed: _____

8. Irrigation damage and repairs: _____

Extra work performed:

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

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

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

*[Request for Proposals for Landscape and Irrigation Maintenance Services]
Stoneybrook North Community Development District*

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

Name of Proposer: Yardnique, Inc. d/b/a Everyday Maintenance

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

Public Entity Crimes

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

Scrutinized Companies

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

E-Verify

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

Non-Collusion

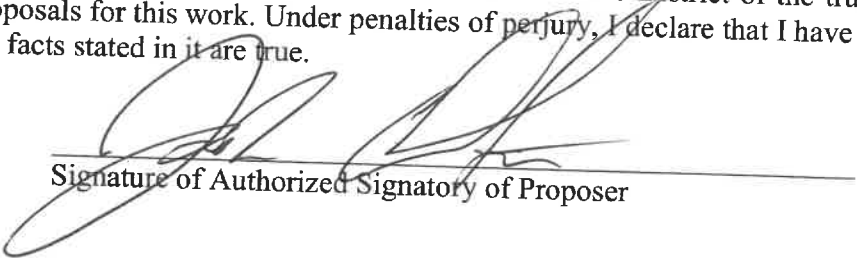
11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

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

Anti-Human Trafficking

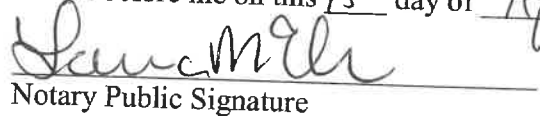
16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the Stoneybrook North Community Development District.
18. This declaration is made pursuant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

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

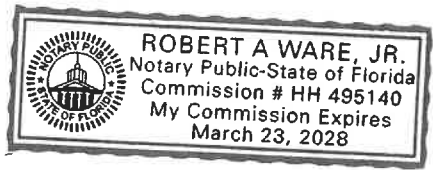


Signature of Authorized Signatory of Proposer

Sworn before me on this 15th day of April, 2026



Notary Public Signature



Notary Stamp



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2026

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

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

PRODUCER

Towne Insurance Agency, LLC
7100 Falls of Neuse Road
Raleigh, NC 27615

CONTACT NAME: Rebecca Brown, CIC, CISR, CRM

PHONE (A/C, No, Ext): (919) 882-5176

FAX (A/C, No):

E-MAIL ADDRESS: RBrown@towneinsurance.com

INSURED

Yard Nique, Inc. dba Everyday Maintenance
10014 Chapel Hill Rd
Morrisville, NC 27560

INSURER(S) AFFORDING COVERAGE NAIC #

INSURER A: Selective Insurance Company of the Southeast 39926

INSURER B: Builders Mutual Insurance Company 10844

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		S 2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						
A X	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		S 2537295	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A X	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		S 2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below		WCP1102120	1/7/2026	1/7/2027	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment Floater		S 2540665	4/30/2025	4/30/2026	Deductible: \$1,000 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation for Florida covered under the following policy:

Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2026; Expiration Date: 01/07/2027; Policy #: WCP1094817;
Limits: \$1,000,000/Each Employee, \$1,000,000/Each Accident, \$1,000,000/Policy

CERTIFICATE HOLDER

Stoneybrook North Community Development District
c/o Kai
2502 N. Rocky Point Drive Suite 1000
Tampa, FL 33607

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Keshia Peaks

EXHIBIT 4

AGENDA

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

**Stoneybrook North
Community Development District
Lee County, Florida**

Manual dated: March 16, 2026

Table of Contents

List of RFP Documents:

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

* The District is providing available landscaping plans for Phase 3, as well as other reference information where available, to assist proposers in preparing their proposals. These plans are for reference only and may not reflect all current conditions, revisions, or relocations. Proposers are responsible for verifying existing conditions in the field. Any discrepancies or updates to the plans can be addressed during the mandatory pre-proposal meeting.

Stoneybrook North Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The Stoneybrook North Community Development District (the “District”) hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, March 16, 2026 at 9:00 a.m. (EST)**. The Project Manual will be available by emailing the District Admin, April Barliso at abarliso@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

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

There will be a mandatory pre-proposal meeting on **Monday, March 23, 2026, at 9:30 a.m. (EST)** at Bridgewater Lagoon, 8630 Sunny Page Lane, Fort Myers, FL 33917. All questions relative to this project must be directed in writing to the District Admin, April Barliso at abarliso@hikai.com. **The deadline for submitting questions relative to this project is Thursday, April 9, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Thursday, April 16, 2026**, at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Admin, April Barliso at abarliso@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. The District will also offer a virtual option for attendance at the Proposal opening to be provided in the bid package or by request to April Barliso at abarliso@hikai.com. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

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

Stoneybrook North Community Development District
Audette Bruce, District Manager
Run Date: Friday, March 13

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

1. **General Information.** The Board of Supervisors (“**Board**”) of the Stoneybrook North Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.
2. **Project Manual.** The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, a form of the Weekly Landscape Maintenance Report and Landscape As-Built Plans (under separate cover). The Project Manual will be available at the date and time specified in the Request for Proposals.
3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.
4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the “**Scope of Services**” included in the Project Manual for the locations highlighted in bright green in the **Maintenance Map** also included herein, as well as any addenda issued by the District Admin prior to the submission of Proposals.
5. **Mandatory Pre-Bid Meeting.** A mandatory pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
 - a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
 - b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.
6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Admin. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Admin to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Admin. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.

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

- h. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.

9. Submittal of Proposals.

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

10. Proposal Duration and Withdrawal of Proposal.

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

11. Right to Waive Mistakes and Variations.

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

12. Method of Selection, Award, and Right to Reject.

- a. The Board will meet at a publicly noticed meeting and collectively as a group review and rank the proposals in accordance with the Evaluation Criteria. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.
- b. Proposers may attend the Board meeting on **Tuesday, April 28, 2026 at 2:00 p.m.** at the Hyatt Place Ft Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905, where the Board plans to review the proposals.
- c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
- d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
- e. Notice of the award, including rejection of some or all bids, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."

the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work performed under this Agreement, the District shall pay Contractor:
 - i. **Base Landscape Maintenance Services and Irrigation System Monitoring and Maintenance.** For the Base Landscape Maintenance Services and the Irrigation System Monitoring and Maintenance Services described in the Work, which are performed on a monthly basis: \$ 25,078.00 per month.
 - ii. **Seasonal Color.** Seasonal color installation shall be performed only upon written authorization from the District. If authorized, Contractor shall be compensated at the unit price per 4' annual as described in Contractor's Official Proposal form attached hereto as **Exhibit B**.
 - iii. **Additional Irrigation Repairs and Services.** Irrigation repairs or services not included within the Irrigation System Monitoring and Maintenance services shall be performed only upon written authorization from the District. Contractor shall be compensated at the hourly rate set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, not to exceed the amount approved in writing by the District.
 - iv. **Additional Services.** Any services not included within the Base Landscape Maintenance Services or Irrigation System Monitoring and Maintenance Services shall be performed only upon written authorization from the District. Compensation for such services shall be at the rates set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, or at such other price as may be approved in writing by the District.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:

STONEYBROOK NORTH CDD
SCOPE OF SERVICES
Landscape Maintenance

The maintenance areas of the District are spread out quite a bit, potential bidders should review the maintenance map in Exhibit A for reference.

Landscaping Bid Detail:

A. EXTERIOR LANDSCAPE MAINTENANCE - GENERAL

The work for Exterior Landscape Maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant material in a healthy, vigorous growing condition. All associated planted areas are to be kept in a continuous neat, clean and debris free condition for the entire life of the contract as within the budget. The landscape guidelines are highly dependent on the geographic location of the property. Local conditions prevail over this scope. The maintenance period will be a continuous 365 (366 in a leap year) days a year, regardless of National Holidays, weekends or company holidays. The Contractor will be expected to spend additional effort during the peak-growing season and to keep the property neat and clean at isolated locations to control debris, damage or replacements as within the contract.

Work will include, but not be limited to, irrigation, fertilization, fungicidal insect disease and weed control, mowing, edging, pruning, shearing, turf repair, debris removal, replacement, re-mulching and inspection.

B. OWNER / CONTRACTOR RESPONSIBILITIES

- The Owner warrants that the existing plant materials are true to plan and are in a healthy, vigorous, growing condition.
- The landscaping contractor for each phase will be responsible for all areas that can be mowed, edged, trimmed in each phase unless otherwise excluded in the Roadway Phase.
- The Owner further verifies that the irrigation system, if so installed, is in good working condition. The landscaping contractor, however, is required to inspect the work area and will accept conditions as they exist.
- The landscaping contractor is responsible for cleaning all trash from all common areas including but not limited to: planter beds, pond banks, sodden areas, bridges, roadways, and island landscaping prior to performing maintenance.
- The landscaping contractor is responsible for cleaning all debris and mechanically blowing of grass clippings created during normal maintenance. Contractor will ensure the use of mulching mower decks, with mulching blades. Contractor will work to prevent clippings entering ponds, to extent possible.

systems of the District.

- f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

- If landscaping company should remove dead plants on the property, report through email and pictures and supply a proposal to replace the plant on the next available visit.
- The landscaping company will provide a monthly irrigation, landscaping, fertilization & pest report to include pictures and actions to be taken and submit it to District Admin and Brightwater@hikai.com one week before the end of each month.

C. GENERAL PERFORMANCE

The landscaping contractor shall be recognized as an expert having unique methods of maintenance, which have been polished by experience. It will be his/her responsibility to keep the Landscape in a freshly planted, mowed, edged and trimmed appearance at all times, as within the contract. **THE CONTRACTOR IS REQUIRED TO HAVE A STATE-LICENSED COMMERCIAL PESTICIDE APPLICATOR ON STAFF.**

D. POLICING, DEBRIS, COLLECTION

All debris generated by normal landscape maintenance operations, litter, etc., should be routinely collected and removed from the property by landscape contractor personnel. Debris/sand or plant growth should not be allowed to collect along roadways, bridges, walkways, parking areas, lawn areas, natural areas, etc., and should not be allowed to build up at storm drains, swales, culverts, etc. All debris must be picked up and not mowed over.

After any storm, all debris, palm fronds, and all other landscape related material must be cleaned up and removed within 48 hours after the storm. A Storm is defined as sufficient wind to cause palm fronds, branches and leaves to accumulate on the ground. Storm damage clean-up due to hurricanes, tornadoes, high winds, or named storms are included in this scope of work as a priority vendor.

E. RETENTION AREAS, LAKE EDGES

Retention areas and lake edges are to be maintained by regular mowing and trimming, as within the contract. Maintain uniform grassed slope to water level. Mowers must maintain a minimum ten (10) foot buffer from water's edge. This area must be maintained by mechanical line trimmers.

F. SAFETY

All materials and performance of work should meet all current Federal Health and Safety Laws. Material Safety Data Sheets of all supplies and chemicals used should be posted.

The landscape contractor shall supply and ensure the proper use of all Personal Protective Equipment (PPE), e.g., boots, masks, gloves, eye protection, etc., during any operation as required or directed by applicable laws, regulations or ordinances and/or directions of manufacturers of materials or equipment.

All equipment should be properly maintained and should be inspected for defects prior to their use. Any equipment deemed inoperable or unsafe should be promptly repaired. All equipment should meet both the American Standard Safety Specifications and Occupational Safety and Health Administration (OSHA) requirements.

G. INSPECTIONS, OBSERVATIONS AND REPORTS

All landscape maintenance personnel should be instructed to continually look for problems and, if observed, to quickly notify brian@hikai.com. Problems and the means to correct them should be noted. Follow-up inspection reports to ensure success of corrective measures are required every two (2 weeks) and a final inspection report on irrigation, landscaping, herbicides, pest control and fertilization that includes images/photos should be provided one week before the end of each month.

H. MONTHLY ACTIVITY REPORT

1. General

Throughout the year, weekly operations such as weeding, watering, cleanup, etc., should be ongoing. Mowing and edging of all lawns, sidewalks, cart paths and roadway areas should be performed as specified during the growing season. Due to weather patterns, the growing season may vary from year to year. Lawn areas should be maintained as needed to present a neat appearance at all times. The calendar below outlines specific tasks to be accomplished during each month, as within the contract.

When it is determined mowing is not necessary, the contractor will provide equal labor force to focus on other areas of the property that need to be addressed.

2. Monthly Schedule (Note: This will vary significantly, depending on climate)

March/April

- a. General clean-up of site: Rake and remove leaves and winter debris.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once a week or as needed to present a neat appearance and weed control.
- c. Fertilize the following plantings: Refer to the fertilizer section for further information.
- d. Apply pre-emergence per recommended rates. (Refer to fertilizer section for additional information).
- e. Inspect all plantings and lawn areas for pests and disease.
- f. Apply dormant oil sprays to ornamentals and repeat if necessary.

- g. Major pruning of canopy trees or palm trees is not included in this scope of work.
- h. NOTE: Please refer to the PLANT LIST section for specific pruning directions for each plant type.
- i. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments, including cleaning filters and valves. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

May

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas at a minimum once each week plus weed control.
- c. Fertilize. (Refer to the Fertilizer section for additional information.)
- d. Inspect all plantings and lawn areas for pests and disease.
- e. Prune early flowering ornamentals and shrubs after flowering is completed.
- f. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

June

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once each week plus weed control.
- c. Control weeds.
- d. Inspect all plantings and lawn areas for pests and disease.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

July – August

- a. Monitor watering each week. Look for dry spots and signs of wilting.
- b. Mow and edge all lawns, sidewalks, cart paths and roadway areas a minimum of once each week.
- c. Plus weed control.
- d. Inspect all plantings and lawn areas for pests and disease.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

September

- a. Mow and edge all lawns, sidewalks, cart paths and roadway areas are at a minimum of once each week.
- b. Plus weed control.
- c. Inspect all plantings and lawn areas for pests and disease.
- d. Complete wet check and monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- e. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work. .

October - November

- a. Remove trash and leaves collected in landscape beds daily.
- b. Fertilize the following plantings: shrubs, groundcovers, and lawns. (Refer to Fertilizer section for additional information).
- c. Perform weed control.
- c. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- d. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.
- e. Mow and edge all lawns, sidewalks, cart paths and roadway areas as needed to maintain a well-manicured appearance.

December – February

- a. Repair any major landscape issues, i.e., blown-over trees, broken limbs, etc.
- b. Remove trash and leaves collected in landscape beds daily.
- c. Mow and edge all lawns, sidewalks, cart paths, and roadway areas as needed to maintain a well-manicured appearance.
- d. Perform weed control.
- e. Complete wet check & monitor watering. Inspect the entire irrigation system each week and make necessary adjustments.
- f. Repairs are to be quoted to the Field Manager and District Manager prior to performing the work.

I. PRUNING

1. General Care

Remove dead limbs and branches from trees, shrubs and groundcover promptly as these can attract pests and diseases. No pruning should be performed that alters the shape, height or fullness with respect to the intended character of the plantings.

NOTE: Please refer to the Plant List section for specific pruning directions for each plant type.

2. Tree Pruning

Remove all sucker growth as needed to maintain a neat appearance (sucker growth refers to shoots that sprout upward from the base and lower trunk). Remove any limbs that may interfere with normal pedestrian traffic up to 12' from ground height. Cuts should be made close to the trunk or major branch; stubs are unsightly and may attract pests and diseases. Major pruning should take place once per year in the spring (April/March) or as needed to maintain plant health and appearance. This will require thinning of middle branches. All palms will be trimmed twice per year in March and October. All palms fronds picked up when on property.

3. Shrub and Groundcover Pruning

Prune shrubs and groundcovers to their natural habit and growth. Use hand clippers to remove odd or long undesirable branches, keeping the shape natural and uniform. Remove branching which may interfere with normal pedestrian traffic. On ornamented clump grasses, prune dead leaves at base and remove all weeds.

4. Shearing

Tools used are manual or power-oriented hedge shears. There may also be a need for pruning saws and small hand pruning shears. All shrubs are to be pruned at the base, then at the top, and no more than one-third of the plant heights should be cut back at any one time. Always attempt to encourage hedge and shrub masses to grow together; do not prune plants individually.

Shearing or clipping is practiced on shrubs and hedges to give them a neat, uniform, symmetrical appearance. This is done to encourage them to fill out, and to ensure safety of all pedestrian and vehicular traffic.

5. Palm Injections

Injections are to be done on an as needed basis per recommendation of landscape contractor and prior written approval from the District Manager. A price per injection for each palm necessary should be provided as an add-on cost to the community.

J. PESTICIDES AND FUNGICIDES

Moss Removal – the removal of moss from shrubs and ornamentals shall be done as needed.

A thorough inspection of all plantings and lawn areas should be performed at least once a week by the maintenance supervisor to detect any fungi or insect infestations as within the budget. All infestations should be immediately treated with insecticides or fungicides as necessary to provide effective control. *Applications of fungicides, pesticides and the location applied should be included in the monthly reporting process to the Owner.*

Supervisory personnel should be knowledgeable, well trained and able to detect infestations. Personnel shall follow manufacturer's instructions for all pesticide and fungicide applications and carry any necessary qualifications or license required by law. All chemicals shall be used in strict accordance with the federal, state and county directives on environmental control and carry an EPA approval number.

NOTE: Most pests and fungi problems detected early are much easier to control.

Pest control is done on an "as needed" and preventive basis. Maintenance personnel should be able to recognize plant material decline due to disease or insect infestation and control the pest before it becomes a major problem. *Ants are considered "pests" and will be treated accordingly to prevent infestation.*

If a problem is recognized, immediate action should be taken to eradicate the problem. If the problem is unknown, contact the County Agriculture Agent for advice.

K. MULCHING – To be priced separately.

Planting beds and tree rings will require supplemental mulching as needed to present a neat appearance. Evenly distribute mulch in these areas. Do not allow mulch to build up at the base of trees and shrubs. Re-mulching of all planting beds and tree rings should be performed during the non-growing season, evenly

distribute approximately 2” of shredded, grade “A” mulch to these areas or changes in depth and frequency as approved by the Field Manager, considered a separate project and billed separately.

L. WEEDING

All areas should be kept weed free by hand pulling and spraying shrub plantings, mulched tree rings, sidewalks, etc. with an approved herbicide, during weekly maintenance operations as within the budget. Weeds should not be allowed to mature to the point of regeneration, as this will only add to the maintenance personnel’s labor burden.

Application of pre-emergence weed control in parking lots, bridges and roadways as necessary. Use of non-selective sterilant is prohibited. Pre-emergence weed control should be applied to trees and shrub beds in early spring.

M. MOWING

Contractor shall be on site weekly (52) weeks per year, mowing will be conducted on a seven-to-fourteen-day frequency depending on growing conditions, at least forty-two (42) cuts for Floratam/St. Augustine turf and irrigated Bahia. The turf will be cut at the height of 4” to ensure proper growth and to present a professional appearance. Retention ponds and lake banks will be mowed to where the surface meets the water. Areas under water or too wet to mow will be addressed as soon as possible when the ground dries out. Non-irrigated areas shall be mowed on a (32) cut schedule.

N. EDGING/WEED CONTROL

In this operation, all lawn area plant beds shall be kept neatly edged every other mow cycle, and all grass invasions eliminated from bed areas, tree collars, and roadways/sidewalks. This will give the site a “crisp” look and will also make mowing a less time-consuming operation. Edging of hard surfaces should be done alternate to the edging of plant beds with every mow cycle.

Edging will be done in conjunction with mowing. Use edger to cut beds under hedges or under trees with low branching habits and curb lines. Keep all bed areas sharply edged and restrain groundcover from growing into turf areas.

When edges are kept sharp and there’s a definite delineation between bed and turf areas, it not only looks good but makes mowing easier.

O. IRRIGATION – AUTOMATIC, MANUAL SYSTEMS, SPRINKLER HOSES OR SOAKER HOSES

The proper inspection and monitoring of the irrigation system should be performed on a “monthly” basis for reports and proposals. Frequent monitoring will allow for changes in weather patterns. It is essential that plants and lawns receive necessary watering during drought periods. Current watering days in Lee County

are Saturday and Sunday before 9am and after 5pm. This may vary/change. Please check with Lee County for updates on watering schedules.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURVIVAL OF ALL PLANTS DURING DROUGHTS. IF THE IRRIGATION SYTEM IS NOT WORKING THE CONTRACTOR WILL HAND WATER UNTIL REPAIRS ARE APPROVED BY MANAGEMENT.

The contractor is responsible for maintaining the irrigation system to assure that it is in proper working condition at all times. *This includes monthly inspection and cleaning of the filters at each valve that services two houses.* Any additional work to repair the system must be approved by CDD Board prior to any repairs beginning and will be billed as separate projects. Owner agrees to allow Contractor to complete minor repairs up to \$300.00 a month while on site completing inspections.

Damage to the system is to be promptly reported and repaired in a timely fashion.

NOTE: An inventory of irrigation heads and common parts should be stocked at all times to ensure repairs are corrected in a timely fashion.

New turf areas will require one inch of water per week to sustain good growth.

P. TURF

During certain months, all plant materials need more water than there is precipitation. During these months, it is most essential to have adequate irrigation. Irrigation should be scheduled year-round on a regular basis. When irrigating, be sure turf is soaked thoroughly up to a depth of 8". Avoid frequent and shallow watering. It is the Contractor's responsibility to ensure the Owner's irrigation systems are set accordingly and in compliance with all local/county/state watering restrictions.

Q. PLANT MATERIAL

All trees, shrubs and palms need ample water throughout the year, not only for growth but also for vital processes. As living processes speed up (activity directly proportional to temperature), more water is needed.

When no automatic irrigation system is provided, a porous soaker is usually the best tool for plant material irrigation. Another good tool is a root waterer - a long rod that can be attached to a hose and inserted into the ground to water tree roots directly.

Plant material should be watered long enough to soak soil to a depth of 15". This is where the plants' feeder roots are. To water deeper is a waste. Avoid frequent and shallow applications. This not only causes the roots to grow towards the ground surface but also encourages diseases.

R. FERTILIZER

1. General

Fertilizer should be applied under dry conditions. Do not fertilize when plantings or lawns are wet. Lee County has a fertilizer ban in place from June-September annually.

Fertilizer should be applied in planting beds by hand. In lawn areas and groundcover beds, spreaders should be used for proper coverage ensuring that spreads are overlapped to avoid streaking. Fertilizer should be applied and calibrated to ensure even greening and proper coverage.

Immediately following fertilizer applications, thoroughly water with the irrigation system.

2. Fertilization of Lawns

In lawn areas, fertilizer should be applied 3 times per year for St. Augustine/Florata and 2 times a year for irrigated Bahia. Late Winter/Early Spring: pre-emergency complete broadcast in the St. Augustine/Florata in mid-February to mid-March. Spring Feeding: mid-March to mid-April, use an application of 25-5-11 50% slow release. Over the Summer: use potash, magnesium, manganese, iron as needed. The Fall Feeding would then occur after the ban in October. Apply 24- 5-11, 25% sulphur coated area slow-release fertilizer (or equivalent) at the rate of 4 pounds complete fertilizer per 1,000 square feet. Pre-emergent chemicals for crabgrass and broadleaf weeds shall be applied with spot spraying as necessary. Fertilization times may vary due to inclement weather.

3. Fertilization of Shrubs and Groundcover

In shrub and groundcover beds, fertilizer should be applied 3 times per year, Spring Feeding (May), Fall Feeding (October) and Winter Feeding (December/January). Apply 8-10-10, 1 pound of complete nitrogen per 1000 sq ft, which would be 12.5 pounds of fertilizer to cover 1000 square feet, (when hand broadcasting, evenly apply 1/4 cup fertilizer beneath each plant).

4. Fertilization of Trees

Fertilizer should be applied in the form of tree spikes one time per year: March. Apply 16-10-9 tree spikes (or equivalent) at a rate of 1 spike per every 2" of trunk caliper or 2lbs of approved granular on the Florida State Agriculture finding.

For fertilization of palms use minimum 50% slow release spread at a rate of 1.5 pounds of fertilizer per 100 sq feet from trunk to the outer dripline. Palms may be fertilized 3-4 times per year starting in March and ending in November.

S. PLANT REPLACEMENT & ENHANCEMENTS

- *Remove dead or dying material, dispose off-site and replace with new material upon written approval from the CDD Manager, as within the budget.*

- *Community prefers using perennials at entrance beds to maintain steady ornamentation and reduce need for plant changes or replacements.*
- *The most ideal times for plant replacement are in early spring and late fall.*

1. Seasonal Extremes

Spring (April, May) - The irrigation system should be scheduled to operate.

Summer (June, July, and August) - There are occasional periods of drought. Watering should be scheduled accordingly. Due to the amounts of heavy rain during the summer, annuals are placed under stress, making them more susceptible to insects and disease.

Fall (September, October) - The temperature during the day may continue to stay very warm. As in the summer, continue to schedule the irrigation system as needed, and monitor annuals for insects and disease.

2. Plant List

Included in this section is the list of various plant materials. Plant materials vary among regions. Some are similar, but all cannot be listed here. General and specific pruning recommendations and common pests and disease problems are given. All pests and disease problems cannot be listed and therefore should be left up to a trained horticulturist. Local suppliers or your local county agricultural extension agency can provide recommendations for chemical control of pests and disease problems.

Specific Listing (alphabetical)

- Annuals/Perennials – Deadhead as needed, prune to maintain shape as needed.
- Bromeliads – Trim dry or brown outer leaves at the base.
- Cypress – Remove dead or damaged branches in winter.
- Dwarf Ixora – Monitor for aphids, scale and mealybugs.
- Flax Lily – Occasional pruning of old, dead or yellowing leaves and spent flower spikes.
- Gold Duranta – Pruning generally in late winter/early spring. Monitor for spider mites, white flies and root rot.
- Green Island Ficus – Requires light annual pruning to maintain shape. Monitor for scale and spider mites.
- Ligustrum – Can take heavy pruning in spring after flowering. Monitor for aphids, mites, scale and powdery mildew.

- Liriope - Remove dead leaves and flower spikes as needed to maintain a neat appearance.
- Live Oak – Prune dead, damaged and sucker growth as needed. Allow tree to form a natural canopy. Treat for iron deficiency.
- Muhly Grass – Cut back 3-6 inches in late winter/early spring. Treat when find tar spots where fungus is trying to take over.
- Ornamentals – Treat for scale insects and leaf spot.
- Palms (Adonidia (Christmas), Bismarck, Royal, Sabal) – Prune dead or brown fronds. Remove palm fronds that have fallen to the ground. Watch for yellowing, root rot, palmetto weevils and spider mites.
- Pine – Prune dead and damaged branching as needed.
- Podocarpus – Prune in spring to shape and maintain height. Avoid late fall pruning before cold weather. Fertilize 3x year and watch and treat for aphids.
- Royal Poinciana – Requires regular clean-up of seed pods, flowers and leaves to prevent clogging gutters and maintaining a neat appearance
- Simpson’s Stopper – Pruning in spring to shape and, if necessary, use fungicides for rust.
- Sod/Lawn – Bahia and St. Augustine/Floritam are used in the common areas. Maintain as specified in Lawn Care and Calendar sections of this manual. Common pests include chinch bugs and sod webworm. Diseases are more likely to occur during periods when the weather is warm and there is an abundance of moisture. Control of a disease is usually accomplished using appropriate fungicide.
- Viburnum – Prune after blooms are spent and maintain a neat appearance. Subject to leaf spot.

T. MONTHLY REPORTING REQUIREMENTS

All landscape maintenance personnel are expected to proactively identify and report with pictures of any issues observed within the District. Observed issues and recommended corrective actions must be documented and promptly reported to the Field Service Manager or their designee. Follow-up inspections to verify the resolution of reported issues shall be conducted bi-weekly, with a comprehensive inspection report with photos—including irrigation, landscaping, pest control, and fertilization—submitted one week prior to the end of each month.

[END OF SECTION]

**Stoneybrook North Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services RFP**

1.	Location and Personnel	25 Points
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Locations of the Proposer’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing work load; proposed staffing levels, etc.

2.	Experience and Available Equipment	20 Points
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Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3.	Understanding of the RFP and Scope of Services	25 Points
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Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

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

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

Total Possible Points for Each Bidder’s Proposal	100 Points
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Stoneybrook North Community Development District

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

Name of Proposer: Florida Commercial Care

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

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

Base Landscape Maintenance Services:

Includes turf mowing, edging, trimming, shrub and groundcover maintenance, tree and palm pruning, fertilization, pest control, weed control, debris removal, retention pond and lake bank mowing, storm debris cleanup, and monthly reporting.

Total Cost for the first year of the above items	<u>\$ 300,936.00</u> /year (\$ <u>25,078.00</u> /month)
Optional Yearly Renewal Cost Year 2	<u>\$ 300,936.00</u> /year (\$ <u>25,078.00</u> /month)
Optional Yearly Renewal Cost Year 3	<u>\$ 309,964.08</u> /year (\$ <u>25,830.34</u> /month)

Irrigation System Monitoring and Maintenance:

Includes monthly wet checks, system monitoring, valve cleaning, controller adjustments, minor repairs while on site, and reporting as described in the Scope of Services.

Total Cost for the first year of the above items	<u>\$ 15,168.00</u> /year (\$ <u>1,264.00</u> /month)
Optional Yearly Renewal Cost Year 2	<u>\$ 15,168.00</u> /year (\$ <u>1,264.00</u> /month)
Optional Yearly Renewal Cost Year 3	<u>\$ 16,128.00</u> /year (\$ <u>1,344.00</u> /month)

Additional Services (not included in base contract):

Mulch Installation (2" depth)
\$ 63.00 per cubic yard installed

Seasonal Color Installation (4" annuals)
\$ 2.75 per plant installed

Palm Injections (if approved)
\$ 225.00 per palm per treatment

Irrigation Repair Labor Rate (repairs exceeding included minor repairs)
\$ 79.00 _____ per hour

Plant Replacement / Enhancements

To be quoted and approved by the District prior to installation.

Note: All pricing above is based on the initial term from the contract effective date through September 30 of the District's current Fiscal Year. Optional renewal periods shall follow the District's Fiscal Year, October 1 through September 30, unless otherwise adjusted by mutual written agreement.

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

Name of Authorized Signatory of Proposer: Stephen McDowell

Title of Authorized Signatory of Proposer: Owner/CEO

Signature of Authorized Signatory of Proposer: *Stephen McDowell*

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this “**Agreement**”) is entered into as of April 16, _____, 2026 between the **Stoneybrook North Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and _____, a _____, registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

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

Operative Provisions:

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

hereto as **Exhibit A** (the “**Scope**”) in the locations shown in the maintenance map attached hereto as **Exhibit C**.

- b. Contractor’s Official Proposal Form is attached hereto as **Exhibit B**.
 - c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
4. **Additional Work**. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
5. **Emergency Services**. In the event of an emergency or disaster, Contractor shall provide the District the following services:
- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.
6. **Manner of Performance**.
- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
 - b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
 - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
 - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work

within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
 - h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
 - i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
 - j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
 - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.
8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
9. **Termination.**
- a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
 - b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
 - c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
 - d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from

the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work performed under this Agreement, the District shall pay Contractor:
 - i. **Base Landscape Maintenance Services and Irrigation System Monitoring and Maintenance.** For the Base Landscape Maintenance Services and the Irrigation System Monitoring and Maintenance Services described in the Work, which are performed on a monthly basis: \$27,686.66 per month.
 - ii. **Seasonal Color.** Seasonal color installation shall be performed only upon written authorization from the District. If authorized, Contractor shall be compensated at the unit price per 4" annual as described in Contractor's Official Proposal form attached hereto as **Exhibit B**.
 - iii. **Additional Irrigation Repairs and Services.** Irrigation repairs or services not included within the Irrigation System Monitoring and Maintenance services shall be performed only upon written authorization from the District. Contractor shall be compensated at the hourly rate set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, not to exceed the amount approved in writing by the District.
 - iv. **Additional Services.** Any services not included within the Base Landscape Maintenance Services or Irrigation System Monitoring and Maintenance Services shall be performed only upon written authorization from the District. Compensation for such services shall be at the rates set forth in Contractor's Official Proposal Form attached hereto as **Exhibit B**, or at such other price as may be approved in writing by the District.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:

- i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date,
 - iv. an invoice number
 - v. a reference to a proposal number if applicable,
 - vi. the location (including the community if applicable),
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service,
 - ix. the time frame within which the services were provided, and
 - x. the address or bank information to which payment is to be remitted.
- c. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.
 - d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
 - e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
 - f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
 - g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang

graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

- c. *Furnishing of Labor, Materials/Liens and Claims*: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations*: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the

District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

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

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.

- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

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

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

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is

intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

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

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

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

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

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

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

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

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

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

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

a. If to Contractor: NAME
 ADDRESS
 ADDRESS

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

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

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

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

COMPANY NAME

**Stoneybrook North
Community Development District**

Florida Commercial Care

Name: Stephen McDowell

Title: Owner/CEO

Name: _____

Title: Chair/Vice Chair, Board of Supervisors

Exhibit A: Scope of Services

Exhibit B: Contractor's Bid Form

Exhibit C: Maintenance Map

**Weekly Landscaping Maintenance Report
for the Stoneybrook North Community Development District**

Date of maintenance visit: _____ Supervisor: _____

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

1. Insect and plants: _____

2. Disease and plants: _____

3. Nutrient problems and plants: _____

4. Dry plants: _____

5. Wet plants: _____

6. Dead plants removed: _____

7. Tree service work needed: _____

8. Irrigation damage and repairs: _____

Extra work performed:

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

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

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

*[Request for Proposals for Landscape and Irrigation Maintenance Services]
Stoneybrook North Community Development District*

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

Name of Proposer: Florida Commercial Care

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

Public Entity Crimes

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

Scrutinized Companies

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

E-Verify

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

Non-Collusion

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

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

Anti-Human Trafficking

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

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

Signature of Authorized Signatory of Proposer

Sworn before me on this ____ day of _____, 2026

Notary Public Signature

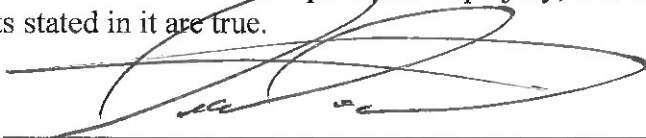
Notary Stamp

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

Anti-Human Trafficking

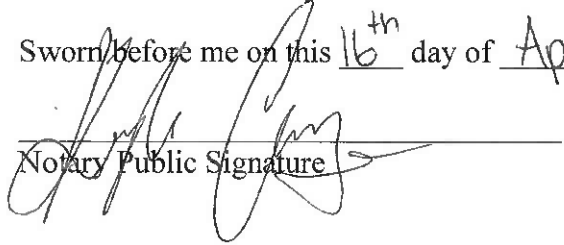
16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the Stoneybrook North Community Development District.
18. This declaration is made pursuant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

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

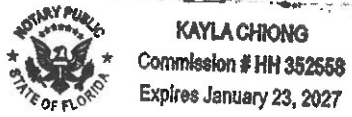


Signature of Authorized Signatory of Proposer

Sworn before me on this 16th day of April, 2026



Notary Public Signature



Notary Stamp



Qualifications and Staffing Stoneybrook North CDD

Florida Commercial Care currently services 8 CDD's throughout the State of Florida

Israel Vega, Southwest Branch Manager
Cell: 941-448-3763
Email: ivega@floridacommercialcare.com

Omar Valentin Cintron
Cell: 239-231-0584
Email: ovalentin@floridacommercialcare.com

Irrigation:
Clair Cunningham Director of Irrigation
Cell: 407-301-8178
Email: ccunningham@floridacommercialcare.com

Kirk Allen: CPO Director
Florida Commercial Care Inc.
Cell: 407-232-4820
Email: kallen@floridacommercialcare.com

Stoneybrook North CDD will have 1 lawn crew of 5 members on property 8-hours a day, 5 days a week, including a Landscape Coordinator.

Irrigation Inspections performed monthly with 1 technician onsite for 8 hours a day for 2 days per month.

Fertilization/Pest applied according to Stoneybrook North CDD Landscape and Maintenance RFP.



References

Client Name: Kai Properties/ Mirada II CDD
Location: San Antonio, FL
Description Services: Landscaping and Irrigation Maintenance
Length of Service: 3.5 Years
Contact: Robert Stone 352-398-9303 robert@hikai.com

Client Name: Kai Properties/ Parrish Lakes CDD
Location: Parrish, FL
Description Services: Landscaping and Irrigation Maintenance
Length of Service: 2.5 Years
Contact: Gary Schwartz 754-779-0088 gary@hikai.com

Client Name: Kai Properties/ Highland Trails CDD
Location: Dade City, FL
Description Services: Landscaping and Irrigation Maintenance
Length of Service: 3 Years
Contact: Jerry Edwards 352-467-3959 jerry@hikai.com

Florida Commercial Care

Our Business is to make your business look beautiful.



Who we are:

We are a commercial landscape management company that is headquartered in the Tampa Bay area with many locations throughout the State of Florida. We provide a variety of property maintenance care for all your property needs. Our services include landscape maintenance, irrigation, mulching, fertilization, plant installation, tree pruning/care, and facility maintenance repairs. We strive to manage and complete all your property wants and needs by continually increasing the industry standards and expectations with our clients' visions.

Why Partner with Florida Commercial Care:

Our knowledgeable, experienced workforce provides quality performance while increasing the appeal of your outdoor area. We adhere to the industry's highest professional standards, keeping your business manicured and pristine. When your needs are urgent, there is no time to wait. You need a fast-effective response to minimize damage and liabilities. Florida Commercial Care will be ready to do whatever it takes to resolve the issue; our staff is never more than a phone call away. Whether you are starting with a new facility or upgrading an existing property, you can depend on us to help you optimize management costs of your landscaping and exterior property needs. We take the time to discuss ideas, budgetary costs, and any items necessary to turn your vision into reality.



Florida Commercial Care

Our Business is to make your business look beautiful.



What General Maintenance Means for You:

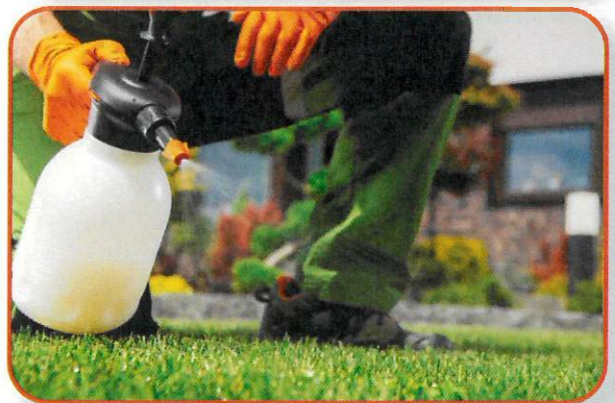
Lawn and Detail:

- Mowing of turfed areas
- Edging around curbs
- Weed Eating in beds
- Trimming bushes and hedges
- Blowing and removing clippings and debris

Treatments and Fertilization:

We have licensed professionals specialized in weed treatments and fertilizing of landscaping.

- Pre-emergent Herbicide
- Post-emergent Herbicide
- Granular and Liquid Fertilization applications
- Custom Blend Applications
- Soil treatments and amendments



Florida Commercial Care

Our Business is to make your business look beautiful.



Property Enhancement Program:

Florida Commercial Care is invested in your properties' future by providing opportunities to bring additional value. Our enhancements division professionals, upon request, can complete an array of all-inclusive services to bring aesthetic appeal to your property.

Services we provide:

- Commercial Plant and Tree Installation
- Sod Installation
- Landscape Design
- Hard and Softscapes
- Mulch Installation and Remediations
- Annual and Perennial Installations
- Hurricane and Emergency Service Calls



Florida Commercial Care

Our Business is to make your business look beautiful.

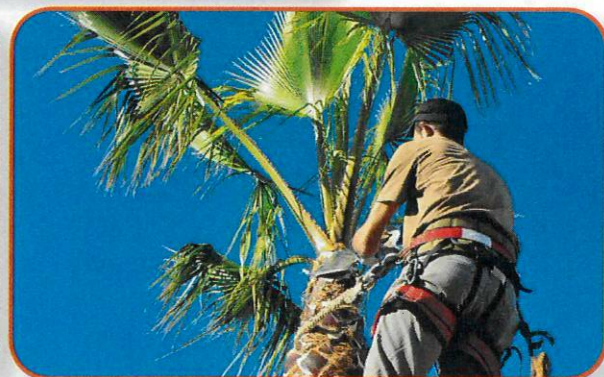
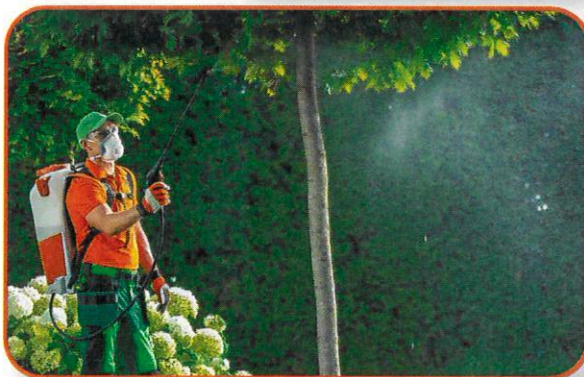


Tree Division:

Florida Commercial Care's tree division is committed to managing and maintaining landscape resources and assets. The tree division is devoted to ensuring your trees are well maintained and continually assessed for unwarranted risks and liabilities while enhancing your properties curb appeal.

Services Offered:

- Tree Pruning, Trimming, and Hurricane Cuts
- Tree Health Management and Treatments
- Tree Removals and Planting
- Tree Safety and Emergency Storm Responses
- Hurricane and Emergency Service Calls





Irrigation Department:

Irrigation Maintenance and Improvements:

With our highly experienced technicians, Florida Commercial Care provides a complete solution for your irrigations system. We maintain and install irrigation systems for all commercial applications. By offering monthly Irrigation System Evaluations, program analysis and adjustments, our team of experienced technicians can provide reliable, money-saving solutions.

Services Offered:

- New and existing irrigation system designs, installations, and repairs
- Basic and Complex Systems Additions and Repairs
- Conventional and 2-Wire Installation and Repairs
- System Diagnostics and Repairs
- Well Diagnostic, Installations, and Repairs
- Pump Evaluations, Installations, and Repairs
- Water Conservation and Guideline Restrictions
- Rapid Emergency Response Times, 24/7



Florida Commercial Care

Our Business is to make your business look beautiful.



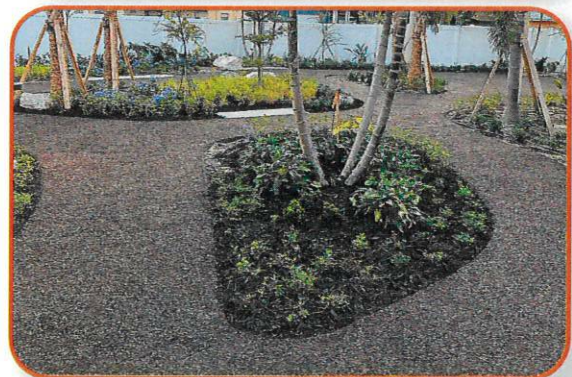
Facilities Maintenance Program:

What it is:

Florida Commercial Care revolutionized the products and services offered as an industry leader in landscape services by tailoring our operations and services to the needs of our clients. We provide complete solutions for all commercial property needs as a "One Stop Shop". Our Mobile Maintenance Program offers our clients several customary services to maintain the overall appearance of your property. A qualified technician is always available to manage your property emergencies 24 hours a day, 7 days a week.

Services Offered:

- [Flexi-Pave Certified Installers](#)
- Pressure Washing
- Bollard and Railing Installations & Repairs
- Curb & Concrete Repairs
- Pothole Repairs
- Interior and Exterior Touch Up Painting
- Ceiling Tile Repairs
- Traffic Signs, Installations, and Repairs
- Parking Lot & ADA Striping and Paving
- Bulk Trash Removals
- Drainage Repairs
- Lock Changes, Installations, & Adjustments
- And More



Florida Commercial Care

Our Business is to make your business look beautiful.



Our Plan of Action:

- Onsite meeting with the Property Manager and/or respective representative to illustrate our plan of action.
- Landscape professionals' complete property benchmarking identifying any potential and/or current landscaping concerns.
- Irrigation technicians' complete irrigation benchmarking, log all stations, and map out their locations.
- Evaluate any problems and report them to the Property Manager.
- Establish a systematic schedule for lawn Maintenance, Detail, Spray, and Irrigation for efficiency.
- Plan of action to resolve immediate problems around the property.
- Conduct PH soil samples to ensure optimal fertilization products for property conditions and applications.
- Fertilizing weak plant materials (shrubs, bushes, turf, etc.).
- Implement and complete preventative and proactive fertilization applications.
- Complete initial plan of action phase and determine opportunities for continued improvement or enhancements.
- Continually monitor and/or adjust services rendered for optimum quality of services.



Florida Commercial Care

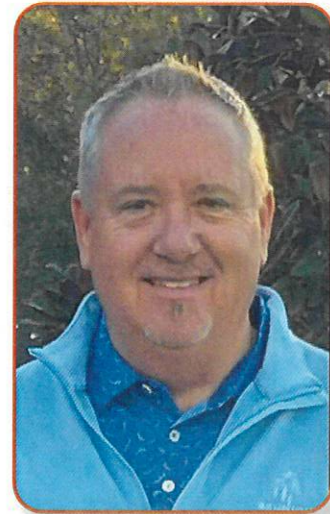
Our Business is to make your business look beautiful.



A Message From Our CEO

"For over three decades I have never said no to a client – no matter the time of day, no matter the amount of work, no matter what was required to accomplish the task. My company has always accommodated our clients.

I treat relationships with our clients as sacred. My staff and I enjoy knowing each of our customers individually and believe these attributes will lead to our continued success. Our professional growth is based off these strong customer relationships.



Pride is taken in our ability to offer more than other landscape companies. Florida Commercial Care is set apart from other companies by its continued development of the human side of our business and a total commitment to financial affordability.

No matter what the question, problem, or situation I offer you my personal promise to be here for you. Florida Commercial Care is dedicated to resolving any issue and make sure that you can always count on us for all your landscaping and property management services."

A stylized, handwritten signature in black ink, appearing to read 'Stephen McDowell'.

Stephen McDowell

President and Founder

Florida Commercial Care

Our Business is to make your business look beautiful.



Our Locations:

Main Office:

6636 Rowan Rd
New Port Richey, FL 34653

Kissimmee Branch:

1215 Armstrong Blvd
Kissimmee, FL 34741

Lakeland Branch:

2358 Old Combee Rd
Lakeland, FL 33805

Ft. Myers Branch:

2634 NE Ninth Ave Unit #23-24
Cape Coral, FL 33909

Tarpon Springs:

1508 Grand Blvd
Holiday, FL 34690

Reunion:

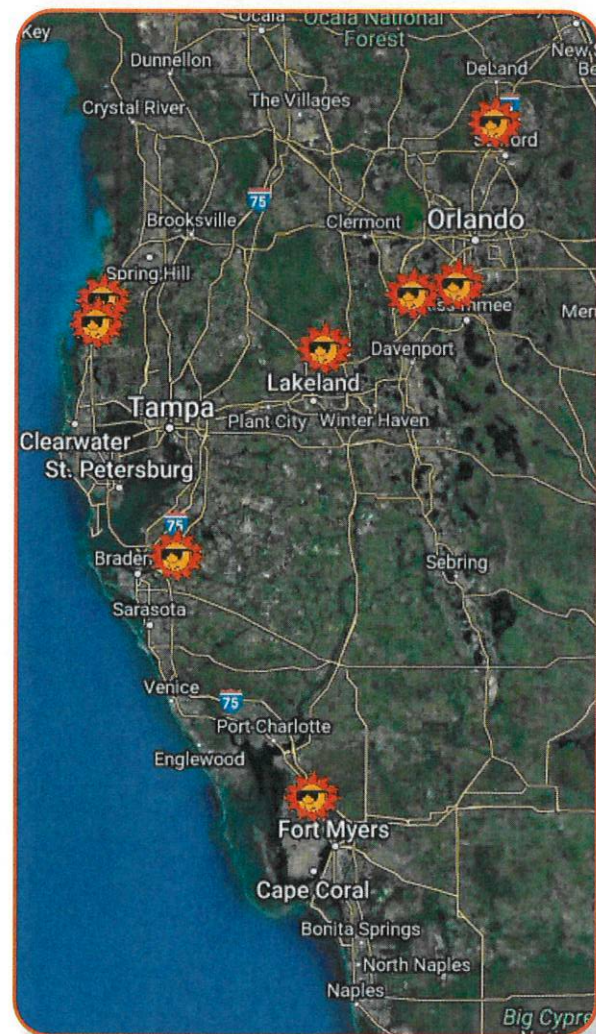
700 Tradition Blvd
Kissimmee, FL 34747

Bradenton:

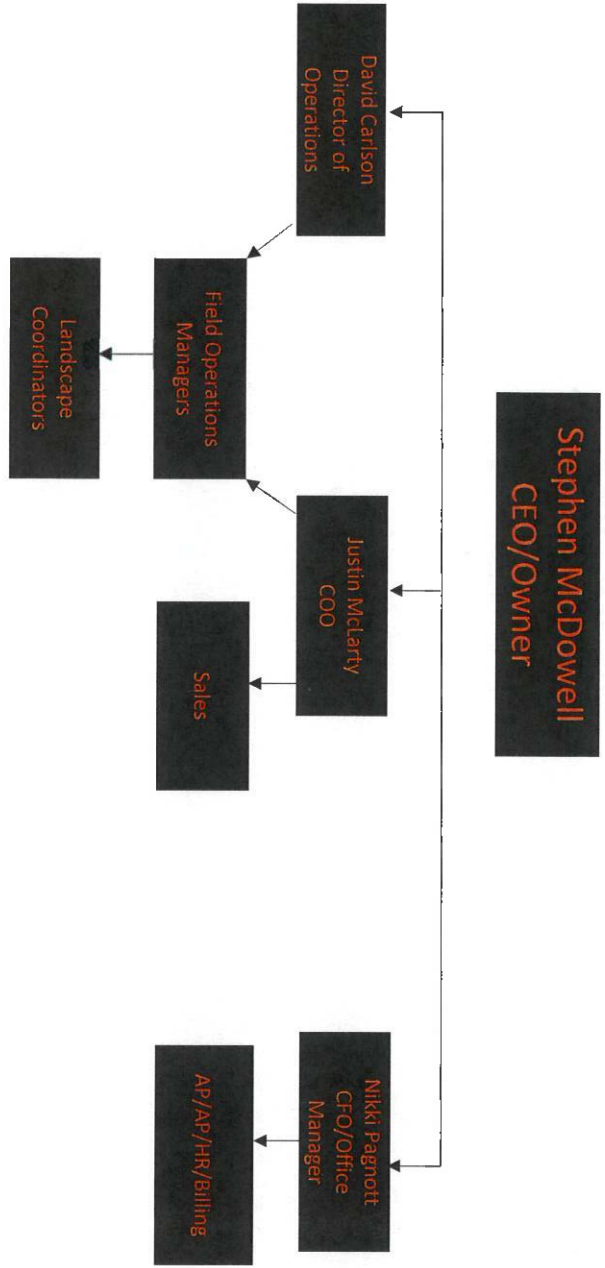
4224 Solutions Ln
Bradenton, FL 34211

Sanford:

430 Gordon St.
Sanford, FL 32771



Employee Count:		Offices:	
22	Kissimmee	1215 Armstrong Blvd. Kissimmee, FL 34741	
21	Hudson	14807 & 14813 US Hwy 19 Hudson, FL 34667	
25	Lakeland	2352 Old Combee Rd. Unit 101&103 Lakeland, FL 33805	
28	Ft. Myers	16051 Pinto Rd. North Ft. Myers, FL 33903	
26	Tarpon Springs	1508 Grand Blvd. Holiday, FL 34690	
29	Reunion	700 Tradition Blvd. Kissimmee, FL 34747	
21	Corporate	2533 Permit Place New Port Richey, FL 34655	
18	Tampa	7304 Causeway Blvd. #4 Tampa, FL 33619	
19	Sanford	3806 Caboose Place. Sanford, FL 32771	
27	Plant City	5119 Knights Station Rd. Lakeland, FL 34655	



Justin McLarty

OBJECTIVE

HARD-WORKING
VETERAN SEEKING
EMPLOYMENT
WITHIN AN
ORGANIZATION, IN
WHICH I CAN USE
MY EXPERIENCE
AND EDUCATION TO
SURPASS COMPANY
GOALS AND
OBJECTIVES.

SKILLS

Communication
Problem-solving
Critical thinking
Time management
Lesson planning
Leadership
Creative writing

PHONE

727.534.0288

EMAIL

justinynnmclarty@gmail.com

EXPERIENCE

2019-2021

Maintenance Branch Manager

2018

School Safety Guard

2012-2017

United States Air Force Honorable Discharge

2015-2017

Law Enforcement Investigator

EDUCATION

- o Pasco-Hernando State College- Bachelor's Degree in Business Administration
- o Community College of the Air Force- Associates Degree in Criminal Justice
- o U.S. Air Force Law Enforcement Academy

COMMUNICATION

Implement standard operating procedures for uniformity, benchmarking and production. Educate on-site crews with hands on training to bolster developing skills, resulting in quality execution of projects.

LEADERSHIP

Coach and mentor all employees utilizing efficient and practical problem solving and critical thinking. Manage day to day operations and processes consisting of creating and generating reports regarding productivity of teams and individuals.

REFERENCES

Available upon request.

Kirk Allen

Altamonte Springs, FL 32701
kirkallen24_dyz@indeedemail.com
+14072324820

Professional Summary

Accomplished Operations Manager with 15+ years of experience in horticulture, landscape maintenance, irrigation systems and pest control. Proven ability to drive business growth through relationship development and customer satisfaction. Demonstrated success improving efficiency by hiring and training highly qualified employees and managing large account portfolios.

Authorized to work in the US for any employer

Work Experience

Account Manager / Certified Pest Control Operator

Plant This Outdoor Services-Sanford, FL

March 2024 to Present

- Generate enhancement sales through client interaction and communication
- The enhancement territory covers from the Orlando Area to the Tampa Bay Area
- Monitor the work performance of landscape maintenance personnel
- Manage enhancement installation and tree work completion
- Manage the work performance of irrigation and pest management subcontractors
- Client relationship and Client retention is paramount in the success of the company
- Maintain annual territory revenue of \$1.5M and drive YoY expansion of 18%

Operations Manager

Lewis Property Services-Orlando, FL

May 2022 to October 2023

- Manage 3 landscape maintenance routes including 1 irrigation and 1 horticulture technicians
- Increase book of business by 3% each month through business development activities including relationship management and account management with retail properties and apartments
- Coach and mentor 40 crew members on work performance, efficiency, and customer engagement
- Reduced incidents of injury by 100% within 3 months by implementing safety guidelines and new policies and procedures

Irrigation/Horticulture Manager

Servello and Son Management Company, LLC-DeBary, FL

October 2021 to May 2022

- Met sales goals of \$15,000 per month by leading 6 irrigation and 3 Lawn/Ornamental Technicians to complete work and field inspections
- Boosted customer satisfaction by 99% through consistent communications with clients and managers as well as quick resolution of issues
- Improved employee retention by 90% through training and recruitment of highly qualified personnel

Account Manager

Carol King Landscape Maintenance, Inc.-Orlando, FL
October 2019 to October 2021

- Oversaw 21 team members charged with managing 7 landscape maintenance routes
- Inspected 184 maintenance accounts per month and ensured quality and company compliance
- Instrumental in delivering \$10M in annual revenue by scouting for new accounts, planning landscape enhancements, and ensuring a trained staff

Horticulture Manager/Account Manager

Millennium Grounds and Waters-Winter Garden, FL
September 2016 to October 2019

- Managed a \$2.5 million portfolio of accounts and ensured quality and company compliance through daily management of lawn care, technicians, and landscape maintenance accounts
- Key contributor in positioning the company for acquisition in 2019 by building up long-term accounts and managing expenses
- Led employee education programs and ensured safety guidelines across 40 employees

Chemical Manager/Account Manager

Carol King Landscape Maintenance, Inc.-Orlando, FL
April 2015 to September 2016

- Ensured multimillion-dollar sales revenue through business development and management of 3 horticulture technicians tasked with chemical applications.
- Improved efficiency of daily maintenance operations by designing routes across a 100 mile radius
- Elevated client satisfaction through effective communications and ensuring quality work

Operations Manager

Servello and Son, Inc.-Orlando, FL
February 2013 to April 2015

- Led 58 employees including 4 field supervisors, 46 maintenance workers, and 12 support service employees to manage a large book of business that included 32 commercial accounts
- Maintained annual regional revenue of \$3M and drove YoY expansion of 12%
- Improved safety across the team by developing policies and procedures and leading training on protocols and OSHA standards

Service and Sales Manager

Lawnworx, Inc. / ProScape, Inc.

Service and Sales Manager

Falcon Lawn & Pest Control

Operations Manager

Servello and Son, Inc.

Vice President

Mastergreen Lawn Care

Education

Associate of Science in Landscape Technology

Florida Gateway College - Gateway, FL

Skills

- Team Leadership
- Operations Management
- Business Development
- Horticulture
- Lawn Maintenance
- Irrigation Systems
- Account Management
- Customer Satisfaction
- Profitability
- Budgeting
- Fleet Management
- Safety Compliance
- Customer service
- Human resources
- Recruiting
- Sales
- Horticulture
- Leadership
- Sales management
- Relationship management
- Expense management
- Account management
- Business development
- Mentoring
- Portfolio management
- Budgeting
- Operations management
- Customer retention
- Outdoor work
- Crew management
- Irrigation
- Microsoft Excel
- Landscaping
- Microsoft Word
- Spanish
- English
- Supervising experience
- Team management

DAVID CARLSON

Landscape Director

PROFILE

Strong aptitude for leading teams, resolving problems and developing strategies to increase company profitability. My success is highlighted by consistently exceeding performance goals and delivering outstanding customer service.

CONTACT

PHONE:
904-327-3371

PROFESSIONAL SUMMARY

Oversee the daily operations of landscaping teams to ensure performance is aligned with company values and standards. Vast knowledge of species plants, growing of plants, irrigation, arbor and pest/fertilization.

WORK EXPERIENCE

Nursery Worker- Horticulture 1995-2001

Plant nursery professional who nurtured growing plants, trees and shrubs. Transplant and grow various products within the nursery. Provide guidance and educate customers of plant, shrub and tree care.

Residential Lawn Care- Owner 2001-2004

Provide mowing, trimming, and lawn blowing services to residential homeowners. Maintain lawn care services at each individual consumer's home.

Commercial Lawn Care 2004-2018

Lead large full scale commercial landscaping business including mowing, edging, trimming, fertilizer, irrigation and design. Manage schedule and arrange crew work on a daily basis. Review project activities, work equipment, and train new staff.

SKILLS

Landscaping Plans
Ground Maintenance
Safety and Compliance
Arborist
Irrigation
Fertilization
Pest Control
Budgeting



It is with immense pleasure that we welcome you to the Florida Commercial Care family. We believe that our service and maintenance will make your property stand out. From our experience and knowledge, we will evaluate each property thoroughly. Florida Commercial Care relies on collaboration to discuss our clients preferred ideas of property maintenance.

To provide the best guidance, below is a list of contacts to better support your needs.

Justin McLarty, Chief Operating Officer
Cell: (727) 534-0288
Email: jmclarty@floridacommercialcare.com

Irrigation:
Clair Cunningham Director of Irrigation
Cell: 407-301-8178
Email: ccunningham@floridacommercialcare.com

Maintenance:
Andrew Levine Director of Maintenance
Cell: 727-709-5251
Email: alevine@floridacommercialcare.com

Landscaping:
David Carlson, Director of Central Florida
Cell: 904-327-3371
Email: dcarlson@floridacommercialcare.com

Israel Vega, Southwest Branch Manager
Cell: 941-448-3763
Email: ivega@floridacommercialcare.com

Austin Wells, West Coast Branch Manager (Pasco, Pinellas, Hernando, Manatee, Sarasota)
Cell: 813-708-2533
Email: awells@floridacommercialcare.com

Floyd Wyatt, West Coast Branch Manager (Hillsborough and Polk)
Cell: 727-484-2295
Email: fwyatt@floridacommercialcare.com



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

FLORIDA COMMERCIAL CARE, INC.

Filing Information

Document Number	P01000035562
FEI/EIN Number	59-3710790
Date Filed	04/04/2001
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/04/2006
Event Effective Date	NONE

Principal Address

2533 Permit Pl
New Port Richey, FL 34655

Changed: 04/02/2026

Mailing Address

2533 Permit Pl
New Port Richey, FL 34655

Changed: 04/02/2026

Registered Agent Name & Address

MCDOWELL, STEPHEN M
2533 Permit Place
New Port Richey, FL 34655

Name Changed: 02/07/2008

Address Changed: 04/03/2026

Officer/Director Detail

Name & Address

Title P

MCDOWELL, STEPHEN MP
 1215 ARMSTRONG BLVD
 KISSIMMEE, FL 34741

Title T

MCDOWELL, STEPHEN
 1215 ARMSTRONG BLVD
 KISSIMMEE, FL 34741

Annual Reports

Report Year	Filed Date
2024	02/15/2024
2025	04/09/2025
2026	04/03/2026

Document Images

04/03/2026 -- ANNUAL REPORT	View image in PDF format
04/09/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
03/24/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
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04/14/2015 -- ANNUAL REPORT	View image in PDF format
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03/08/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
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09/22/2010 -- ANNUAL REPORT	View image in PDF format
06/11/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
02/07/2008 -- ANNUAL REPORT	View image in PDF format
03/30/2007 -- ANNUAL REPORT	View image in PDF format
10/04/2006 -- REINSTATEMENT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
12/09/2002 -- REINSTATEMENT	View image in PDF format
04/04/2001 -- Domestic Profit	View image in PDF format



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/26/2026

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

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

PRODUCER Buddy Davenport 1305 State Rd 44 New Smyrna FL 321681530	CONTACT NAME: Buddy Davenport PHONE (A/C, No, Ext): 386-426-2886 E-MAIL ADDRESS: buddy.davenport.b2sa@statefarm.com	FAX (A/C, No):	
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Mutual Automobile Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :		NAIC # 25178
INSURED FLORIDA COMMERCIAL CARE, INC 2533 PERMIT PL NEW PRT RCHY FL 346554519			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:	N	N	J32 1164-F01-59L	12/01/2025	12/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE This form was system-generated on 03/26/2026

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SERVICE OFFERINGS

MOWING

Mowing of all turf areas weekly in the summer months and bi-weekly in the winter months, as weather permits.

EDGING

The edge of all paved areas is completed each visit to maintain a clean appearance.

LINE TRIMMING

Line trimming will be performed around posts, etc. as needed, trimming around obstacles within finished turf areas will be completed during each mowing visit

WEEDING

Weeding of all plant bed areas as often as necessary to maintain order.

FERTILIZATION

Fertilizers will be applied as needed to maintain a green healthy appearance.

PRUNING AND TRIMMING

Pruning and Trimming will be completed as needed throughout the property. .

BLOWING

Cleaning or blowing of all walkways, driveways, sidewalks, drive through and other paved areas littered in the lawn maintenance process, to maintain a clean appearance.

TRASH REMOVAL

All debris and or litter (paper, trash, bottles, etc.) shall be removed from the turf areas and shrub beds prior to mowing, so as not to shred and scatter any matter.

DEBRIS REMOVAL

All landscaped areas shall be inspected on days of service and litter shall be removed. Landscape debris generated from our work will be cleaned from paved areas on days of service.



MOBILE MAINTENANCE

Florida Commercial Care Inc. offers a Mobile Maintenance Program to our clients for several customary services to maintain the overall appearance of your property.

IRRIGATION

Once per month the system will be inspected to ensure proper operation. Irrigation Maintenance Inspection Service Specifications. On a monthly basis Florida Commercial Care's Irrigation team will visit the property to conduct an Irrigation Maintenance Inspection.

City of Kissimmee

101 Church Street
Suite 120
Kissimmee, Florida 34741
407.518.2379

PROFESSIONAL LICENSE CERTIFICATE

Issued To: STEPHEN MCDOWELL

FLORIDA COMMERCIAL CARE INC.

Mailing Address: 1215 ARMSTRONG BLVD
 KISSIMMEE, FL 34741

License Number: R-09343

License Type: Registration

Issued Date: 11/14/2024

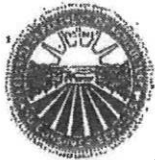
Classification: Subcontractor

Expiration Date: 9/30/2025

Fees Paid: \$19.00



(Juan F. Hernandez) Building Official



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Consumer Services

AGRICULTURAL PRODUCTS DEALER BOND

Section 804.20, Florida Statutes
Rule 6J-25.009, Florida Administrative Code
Phone (850) 917-7150; Fax (850) 410-3804

STATE OF FL BOND NO. W150329342

COUNTY OF Osceola

KNOW ALL MEN BY THESE PRESENTS:

That we, Florida Commercial Care, Inc. of 1215 Armstrong Blvd, Kissimmee, FL 34741, as principal
(See instructions on back)
and Old Republic Surety Company of 18500 W Corporate Dr, Ste 170, Brookfield, WI 53045, as Surety,
(Name of Surety Company) (Home Office Address)
are held and firmly bound unto the COMMISSIONER OF AGRICULTURE OF THE STATE OF FLORIDA for the use and benefit of
every person establishing legal rights hereunder, in the full and just sum of
One Hundred Thousand Dollars and Zero Cents Dollars, (\$ 100,000.00), to the payment of which well and truly
to be made, we hereby bind ourselves, our heirs, administrators, executors, successors and assigns, firmly by these presents.

Whereas by Sections 604.15-604.34, Florida Statutes, dealers in agricultural products are required to obtain a license from the
Commissioner of Agriculture of the state of Florida and to give bond in such form and amount as shall be approved by the Commissioner,
conditioned upon a full compliance with the provisions of the said statutes as amended.

NOW THEREFORE, the condition of this obligation is such that if the above-named principal shall faithfully and truly account for
and make payment to producers, their agents or representatives, and/or other licensed agricultural dealers, for all agricultural products
bought from or handled or sold for such producers, their agents or representatives, and/or bought from other licensed agricultural dealers as
required by Sections 604.15-604.34, Florida Statutes, then this obligation to be void, otherwise to remain in full force and effect.

The aggregate accumulated liability under this bond shall in no event exceed the penal sum named herein, for any and all claims
which may accrue during the term hereof.

This inception of this bond begins with October 4th, 20 24, and this bond continues in effect for one year.

The surety may withdraw from this bond by giving thirty (30) days written notice by certified mail to the Commissioner of
Agriculture of the State of Florida, provided such withdrawal shall not release any liability existing hereunder at the time of the effective
date of said withdrawal.

Signed, sealed and dated this 2nd day of July, 20 24.
(Insert actual date of execution)

(Please read instructions for execution on reverse side)

Florida Commercial Care, Inc. (Seal)
Principal

By: [Signature]
(Owner, Partner, or Corporate Officer)

Old Republic Surety Company (Seal)
Surety

By: [Signature]
(Attorney-In-Fact) Anita Solomko



Insurance Agency: BROWN & BROWN INS SERVICES INC

Agent Name: Michael E Gorham

Address: PO BOX 5727

City: FORT LAUDERDALE State: FL Zip: 33310

Telephone: (954) 776-2222

Attach Power of Attorney for the person executing this bond
for the surety.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute an appoint
Anne Salomko of Brookfield, WI

its true and lawful Attorney-in-Fact, with full power and authority, not exceeding \$10,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and not guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows: Effective Date: 10/04/2024

Bond Number: W150328342 Bond Amount: One Hundred Thousand Dollars \$ 100,000.00

Principal Name: Florida Commercial Care, Inc.

Obligee Name: FL Dept of Agriculture & Consumer Services - Bureau of Licenses, Florida

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that the president, any vice president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 2nd day of July, 2024

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 2nd day of July, 2024, personally came before me, Alan Pavlic and Karen J. Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

My Commission Expires: 09/28/2026

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

0923951



Signed and sealed at the City of Brookfield, WI this 2nd day of July, 2024

Karen J. Haffner
Assistant Secretary

ORSIC 22202 (3-06)

BROWN & BROWN INS SERVICES INC

BUSINESS TAX RECEIPT

City of Kissimmee
Development Service
101 Church Street
Suite 12
Kissimmee, Florida 3474

BUSINESS NAME: FLORIDA COMMERCIAL CARE INC.

Business Type(s): Subcontractor Office

DBA:

BUSINESS OWNER: STEPHEN MCDOWELL

BUSINESS LOCATION: 1215 ARMSTRONG BLVD
KISSIMMEE, FL 34741

Business Tax Receipt No: BL-000700-2024

License Year: 2025

Effective Date: 08/13/2024

Expiration Date: 09/30/2025

**LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO \$250.**

CONDITIONS OF APPROVAL:



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services

B1672

CERTIFICATE OF STOCK DEALER REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

ISSUED TO:

FLORIDA COMMERCIAL CARE, INC.
MCDOWELL, STEPHEN
6636 ROWAN RD
NEW PORT RICHEY, FL 34653-2940

THIS CERTIFICATE EXPIRES: 09/28/2026

FEE PAID: \$60.00

REGISTRATION NO.: 48001336

DATE ISSUED: 05/16/2025

THIS IS TO CERTIFY that the person or business firm listed hereon has been issued this Stock Dealer's Certificate after having filed with the Division of Plant Industry a signed application giving the source of nursery stock to be sold and has agreed to deal only in nursery stock that has been inspected by a duly authorized inspector of the Division of Plant Industry and accompanied by valid certificate tags and otherwise moved in conformity with the rules and regulations of the Division of Plant Industry.

WILTON SIMPSON
Commissioner of Agriculture

FDACS-08023 Revised 03/05



Florida Department of Agriculture and Consumer Services

B1672

CERTIFICATE OF STOCK DEALER REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

**WILTON SIMPSON
COMMISSIONER**

ISSUED TO:

**FLORIDA COMMERCIAL CARE, INC.
MCDOWELL, STEPHEN
6636 ROWAN RD
NEW PORT RICHEY, FL 34653-2940**

THIS CERTIFICATE EXPIRES: 09/28/2026

FEE PAID: \$125.00

REGISTRATION NO.: 48001336

DATE ISSUED: 05/16/2025

THIS IS TO CERTIFY that the person or business firm listed hereon has been issued this Stock Dealer's Certificate after having filed with the Division of Plant Industry a signed application giving the source of nursery stock to be sold and has agreed to deal only in nursery stock that has been inspected by a duly authorized inspector of the Division of Plant Industry and accompanied by valid certificate tags and otherwise moved in conformity with the rules and regulations of the Division of Plant Industry.

**WILTON SIMPSON
Commissioner of Agriculture**

FDACS-08023 Revised 03/05



Florida Department of Agriculture and Consumer Services

B16724

CERTIFICATE OF STOCK DEALER REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

**WILTON SIMPSON
COMMISSIONER**

ISSUED TO:

**FLORIDA COMMERCIAL CARE, INC.
FLORIDA COMMERCIAL CARE, INC.
1215 ARMSTRONG BLVD
KISSIMMEE, FL 34741-4606**

THIS CERTIFICATE EXPIRES: 09/28/2026

FEE PAID: \$50.00

REGISTRATION NO.: 48001336-85608

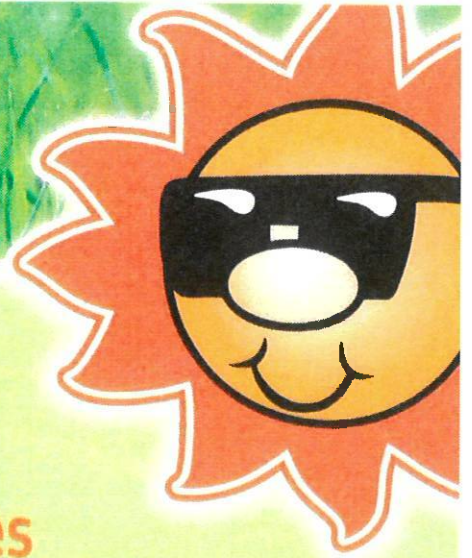
DATE ISSUED: 05/16/2025

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**WILTON SIMPSON
Commissioner of Agriculture**

FDACS-08023 Revised 03/05

**Our Business Is
Keeping Your Business
Beautiful!**



Irrigation Services

With our highly experienced technicians, Florida Commercial Care provides a complete solution for your irrigation system. By offering monthly irrigation system evaluations, program analysis and adjustments, our team of experienced technicians can provide reliable, money-saving solutions for peace of mind.

- * Well Repairs
- * Diagnostics
- * 2-Wire Experts
- * Conventional Wiring Experts
- * Renovation Design & Installation
- * New System Design & Installation
- * Complex Repairs
- * Electronic & Hydraulic Valve Repair & Replacement
- * Filter System Installation
- * Basic to Complex Adjustments & Upgrades

**We maintain and install irrigation systems for all commercial applications.
Efficient watering practices utilizing the latest technology in drip line, micro, spray, rotor, and bubbler irrigation.**

Quotes & Designs Available Upon Request



FLORIDA COMMERCIAL CARE, INC.

Professional Landscaping and Property Maintenance

877-565-3570

www.FloridaCommercialCare.com

Whatever Your Property
Maintenance Needs Are
We Can Help



Maintenance Services

Florida Commercial Care, Inc., an industry leader in landscape services, provides complete solutions for all your shopping center needs. Our **Mobile Maintenance Program** offers our clients several customary services to maintain the overall appearance of their shopping centers. A qualified technician is always available to manage your emergencies 24 hours a day, 7 days a week. Florida Commercial Care offers a multitude of services to keep your centers in Grade A condition.

General Handyman Repairs

- * Paint Touch-up
- * Caulking
- * Drywall Repairs
- * Curb & Concrete Repairs
- * Ceiling Tile Repairs
- * Monthly Filter Changes
- * Lightbulb Replacements
- * Receptacle & Switch Replacement
- * Banner / Sign Installation

General Services

- * Bulk Trash Removal
- * Move Out Services
- * Interior & Exterior Painting
- * Minor Build-Outs

Drainage Solutions

- * French Drain
- * Kelly Wells
- * Diversion Drains
- * Drain Collection Boxes

Pressure Washing Services

- * Utilizing a 3,000 psi Mobile Unit with Hot & Cold Water Services
- * Portable 4,000 psi Unit for Hard, Smaller Jobs
- * Aerial Lift Capability
- * Sidewalk Attachments for Walkways
- * Sidewalks & Curbing
- * Barrel Tiles
- * Walls & Roofs
- * Enclosures

Minor Plumbing Repairs

- * Toilet Replacement
- * Flush Valve Repairs
- * Backup Services
- * Cleaning of Overflows
- * Backflow Replacement

Preventative Services

- * Parking Lot Surveys
- * Lighting Inspections
- * Parking Light Timer Adjustments
- * Window Washing
- * Lock Changes
- * Lockbox Installation & Adjustment

Parking Lot Services

- * Sweeping & Portering
- * Asphalt Repairs
- * Sealing & Striping
- * Sign Replacements
- * Sign Installations

**24/7 EMERGENCY SERVICE
AVAILABLE**

FLORIDA COMMERCIAL CARE, INC.

Professional Landscaping and Property Maintenance

877-565-3570

www.FloridaCommercialCare.com

EXHIBIT 5

AGENDA



Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

Stoneybrook North CDD

Lee County, Florida

TABLE OF CONTENTS

INTRODUCTION

- Company Service Overview
- Sample Reports/Schedules

PROPOSAL

- Action Plan & Proposal
- Juniper Advance Mapping

OUR SERVICES

- More Than Just Maintenance

QUALIFICATIONS

- Certifications & Licenses

PORTFOLIO

- Juniper Communities

Submitted by:
Angela Girgado
Client Relations Manager
Phone: 239-842-0973



April 16, 2026

Dear Audette Bruce:

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

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

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

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 239-842-0973.

Thank you,

Angela Girgado
Client Relations Manager

239-842-0973

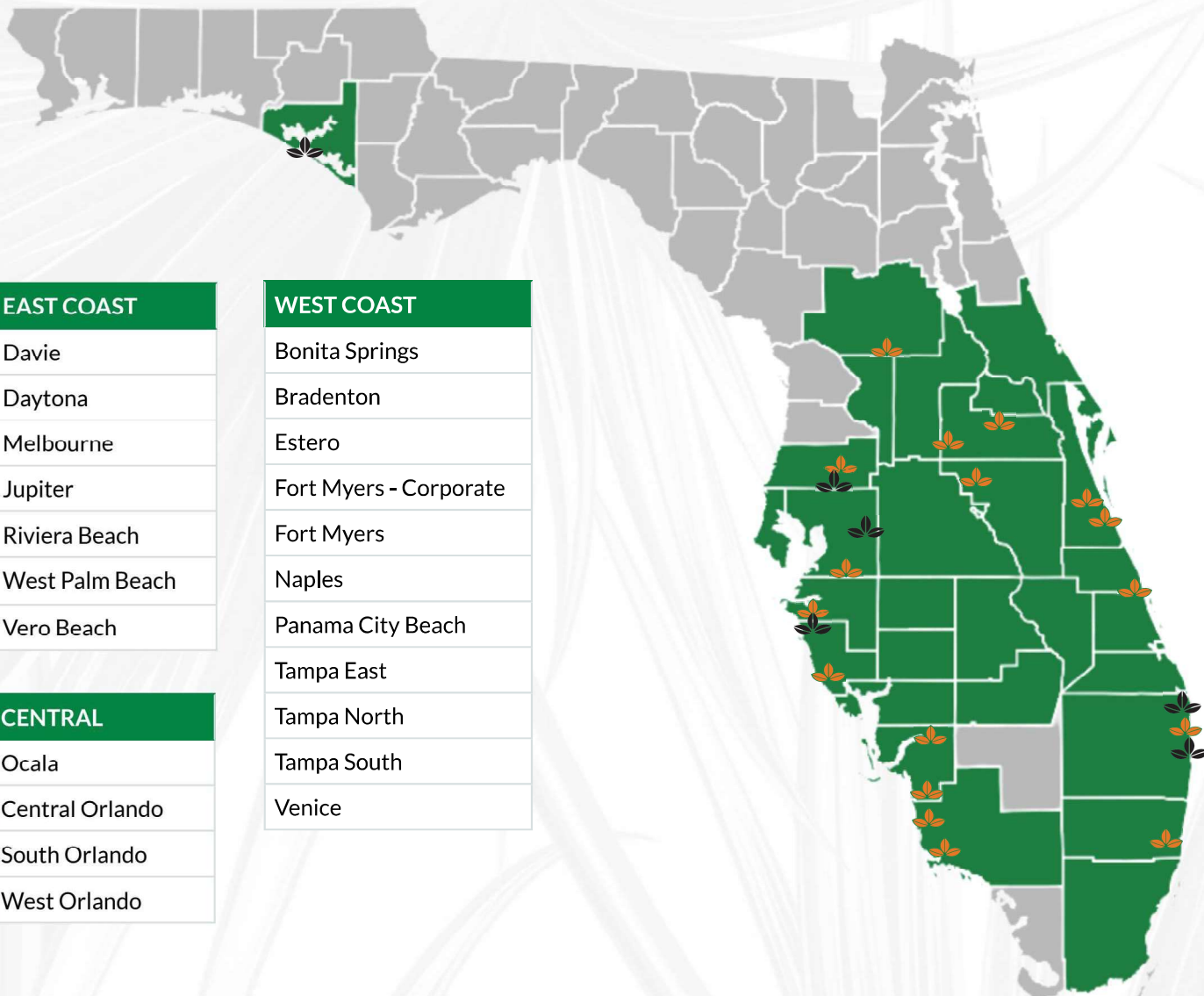
Angela.Girgado@JuniperLandscaping.com

Junipercares.com

ABOUT US

Your Local Landscape Experts

Juniper is founded in Florida and our entire leadership team lives in-state. Our Juniper team members are experienced professionals familiar with the local landscape palette.



EAST COAST

- Davie
- Daytona
- Melbourne
- Jupiter
- Riviera Beach
- West Palm Beach
- Vero Beach

CENTRAL

- Ocala
- Central Orlando
- South Orlando
- West Orlando

WEST COAST

- Bonita Springs
- Bradenton
- Estero
- Fort Myers - Corporate
- Fort Myers
- Naples
- Panama City Beach
- Tampa East
- Tampa North
- Tampa South
- Venice

Local Branches

FORT MYERS

5880 Staley Road, Fort Myers,
FL 33905

FORT MYERS - CORPORATE

4415 Metro Parkway 3rd Floor,
Fort Myers FL 33916

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS



DESIGN



BUILD

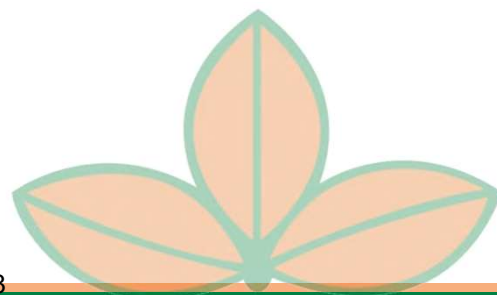


MAINTAIN



Resources & Qualifications

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



CLIENT TEAM

RESOURCES



OUR CORE VALUES

DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

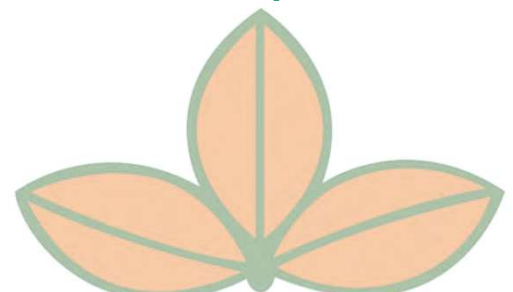
BUILD - SUPPORT TEAM

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

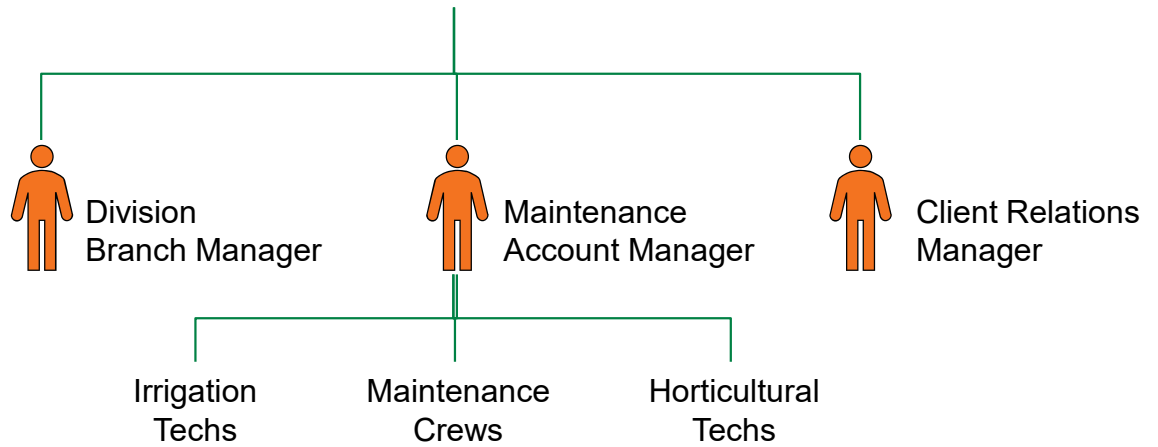
MAINTAIN - SUPPORT TEAM

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

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



JUNIPER CLIENT TEAM



BRANCH MANAGER

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

ACCOUNT MANAGER

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

IRRIGATION TECHNICIAN

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

FERTILIZATION & PEST CONTROL TECHNICIAN

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

TURF MANAGEMENT

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

SHRUB MANAGEMENT

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

FERTILIZATION & PEST CONTROL

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

WATER MANAGEMENT

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


SERVICE REPORTS & MAPS

SAMPLES



Fertilization & Pest Reports

Horticulture Maintenance Check
 Client Name: _____
 Client Address: _____
 Job #: _____ Date: _____
 Technician: _____


 Design - Build - Maintain

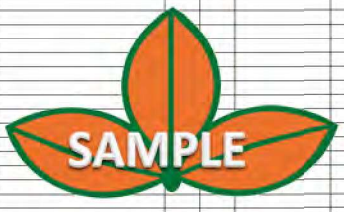
LAWN CHECKLIST		SHRUB CHECKLIST		Products Used	Qty	Date	Reason	Temp
Granular Fertilizer	Micro Nutrients	Granular Fertilizer						
Liquid Fertilizer	Iron							

WEED CONTROL	INSECT CONTROL	INSECT CONTROL
Broadleaf	Chinch Bugs	Scale
Sedge	Mole Crickets	Spider mites
Grassy	Soil weevils	Leaf hogs
Other	Army worms	Aphids
	Fire ants	Controlled
	Other	White flies
		Thrips
		Other

DISEASE CONTROL	DISEASE CONTROL
Brown patch	Leaf spot
Leaf spot	Scaly mold
Dollar spot	Powdery mildew
Other	Root rot
	Other


NOTES: _____

TECHNICIAN'S SIGNATURE: _____



Regular service schedule maps are created for each community.

Irrigation Reports


 Design - Build - Maintain

Job Name: _____
 Controller Name: _____
 Date: _____ Page # _____ of _____

Program	Start Times	Seasonal Adjust.	Run Days	Checked Weather Sensor
Program A	%	%	M T W T F S S	YES / NO
Program B	%	%	M T W T F S S	Weather Sensor: Working / Not Working
Program C	%	%	M T W T F S S	
Program D	%	%	M T W T F S S	


Controller Make & Model: _____
 Controller Status: _____
 PDC info: _____
 Pump Status & Type: _____

Information:	WORKING		NOT WORKING	
	POTABLE WATER	RECLAIM WATER	WELL WATER	LAKE WATER
Zone Number				
Spray, Rotor, MPR, Orisp, or Bubbler				
Run Time (Program)				
Battery Pack/Doubler/Add-a-Zone				
Zone Faults or Alarms				

Contract/Maintenance (No Charge):
 Maintenance Repairs
 Clogged Nozzles
 Head Straightened/Adjusted
 Billable Repairs or Upgrades:
 Head Broken - 8" spray
 Head Broken - 12" spray
 Head Broken - 6" rotor
 Head Broken - 12" rotor
 Broken Riser
 Upgrade 4" to 6" Pop Up
 Upgrade 6" to 12" Pop Up
 Nozzle - MPR
 Nozzle - MP rotator
 Severe Line Clog
 Lateral Line Break
 Relocation
 Head Raised or Lowered-Turf
 Head Raised or Lowered-Shrub
 Damaged Valve Box
 Valve - Inoperative/Sticking
 Additional Labor/Troubleshoot
 Other-See Comments
 Additional Comments: _____

Technician Name: _____ Signature: _____
 Did you contact the Account Manager? YES / NO What time? _____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Service Rotation Map


 Design - Build - Maintain

Mowing

Mowing Service Map

- Monday - Blue
- Tuesday - Yellow
- Wednesday - Orange
- Thursday - Red

Friday - Make up day

SAMPLE



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

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

MEET OUR TEAM

Dedicated to Exceptional Service



Angela Girgado
Client Relations Manager
Fort Myers, FL

As a Client Relationship Manager at Juniper Landscaping, Angela proudly serves communities throughout Southwest Florida by building strong, responsive partnerships with property managers and board members.

With a background in client development and operations, she brings a service-first mindset rooted in clear communication, accountability, and proactive planning. Angela works closely with each community to ensure expectations are aligned, service standards are consistently met, and concerns are addressed promptly and professionally.

She believes in being present, accessible, and solutions-focused. Her goal is not only to maintain beautiful landscapes, but to elevate them—creating long-term partnerships built on trust, transparency, and measurable results.



Kyle Leverette
Regional Director -
Southwest

Kyle Leverette is from North Carolina and graduated from North Carolina State University with a degree in Turf Management. He grew up working on golf courses and doing seasonal jobs with Christmas trees in the fall and cutting timber in wintertime. After graduating with a degree in turfgrass management, Kyle spent 15 years at various golf courses working his way up from an assistant to the head superintendent. He had a brief stint of commercial sod work in Florida before moving back home to North Carolina for golf course construction.

When the economy collapsed in 2008, Kyle furthered his career by changing to landscape maintenance, eventually relocating back to Florida. There, he was involved with the infrastructure of a large local landscape company, working with commercial installation and purchasing. Kyle keeps himself humble despite having many accolades during the past 3 years at Juniper and considers everything as simply part of doing his job.

Kyle currently resides in Cape Coral, which provides him the perfect opportunity to enjoy his favorite pastimes of boating, fishing, and golf.



Alberto Toucet
Branch Manager
Fort Myers, FL

Alberto Toucet began his career managing multiple gas stations and convenience stores in Puerto Rico. He also owned and operated a food truck from 1999 to 2013. After transitioning into the landscaping industry, he has spent the past 11 years in various roles, starting as a field employee and working his way up to branch manager.

With 11 years of experience in the landscaping industry, his expertise includes people development and leadership, client relationship management, operational efficiency through lean practices, and beautification with proper maintenance techniques. Alberto specializes in developing talent within his team, helping individuals grow into roles they never thought possible. This has enabled him and his crew members to deliver exceptional client service. Alberto holds an FNGLA Certification and has a strong background in landscape beautification and proper maintenance techniques.

As the branch manager, Alberto currently oversees a \$13 million book of business. He ensures that his team provides top-tier service while building client relationships and team development.

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

■ SERVICE REQUEST MEETING

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

■ JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

■ DETAILED PROPERTY REPORT

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

■ SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.

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

■ PROPERTY MOWING TECHNIQUES

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

■ PROPER PRUNING TECHNIQUES

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

■ WEED CONTROL

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

■ IRRIGATION

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

START UP: FIRST 60 DAYS



FERTILIZATION AND PEST CONTROL

■ ADDRESS IMMEDIATE ISSUES

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

■ L&O EVALUATION REPORT

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

■ SOIL TESTING

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

■ CORRECTIVE PLAN

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

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

ANNUAL FLOWER DISPLAY

■ PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

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

CUSTOMER CARE



ON-SITE MANAGEMENT

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

24/7 EMERGENCY SERVICES

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

IN-HOUSE CUSTOMER CARE TEAM

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

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

Option 1:

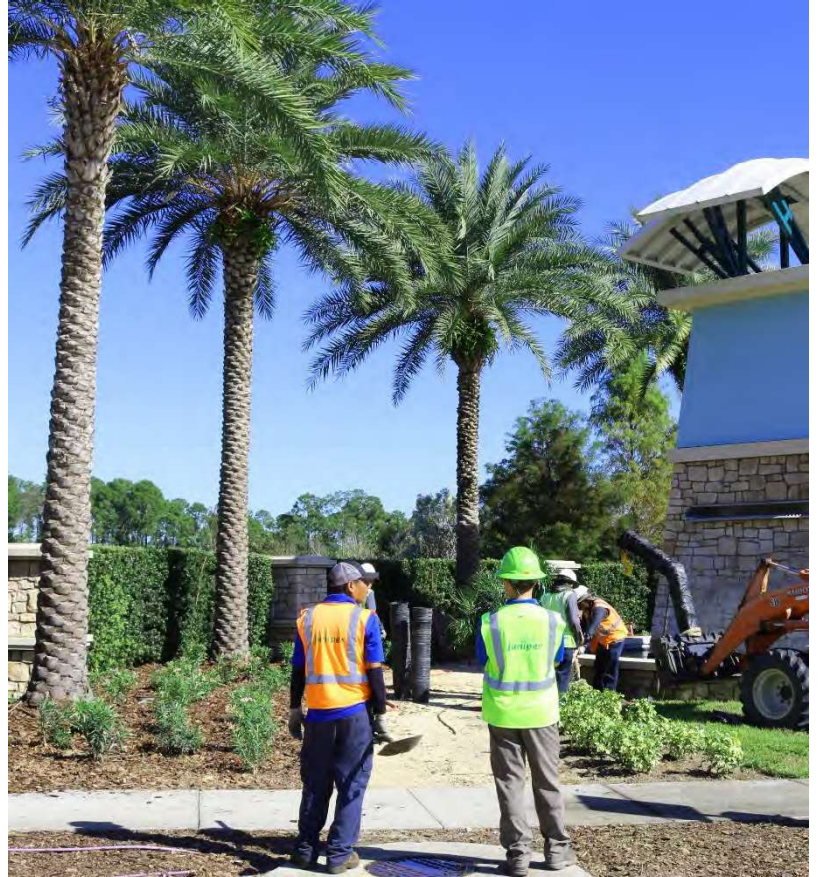
Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

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



JUNIPER SYNC WORK ORDER SYSTEM

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

Highlights

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



JUNIPER MAPPING



TECHNOLOGY THAT MAKES A DIFFERENCE!

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

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

Full Video Walkthrough



Scan the QR code with your cellphone for full walkthrough



JUNIPER MAPPING



IMAGE QUALITY COMPARISON



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



JUNIPER MAPPING



TRACK IMPROVEMENTS SIDE-BY-SIDE



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



LANDSCAPE MAINTENANCE



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

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



LANDSCAPE INSTALLATION

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

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

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



LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

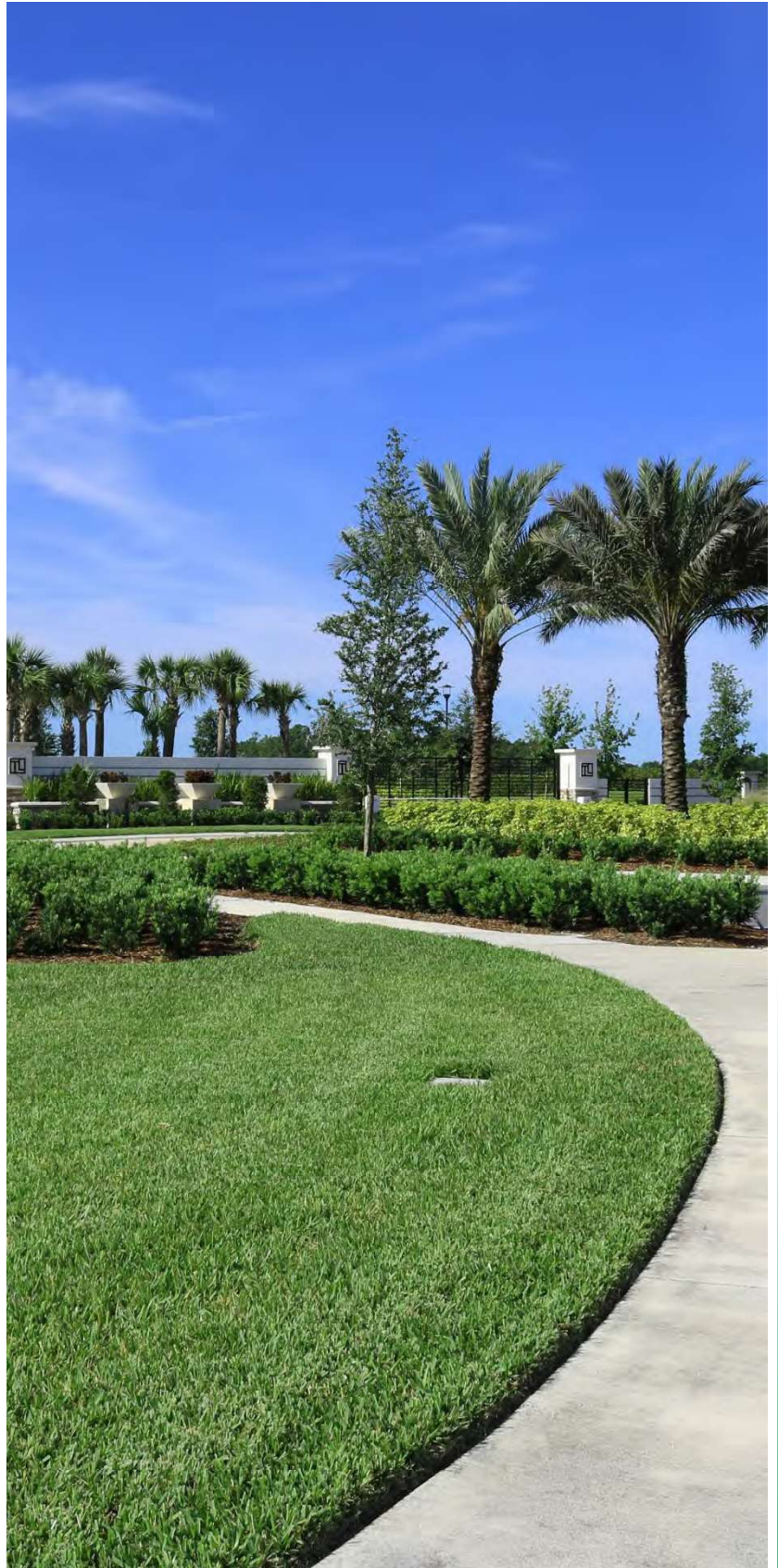
What is a certified irrigation specialty contractor's license?

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

WATER MANAGEMENT

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

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



LANDSCAPE IRRIGATION



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



MAINTENANCE

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

INSTALLATION

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

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

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

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

FIELD INSPECTIONS

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

PROGRAMMING & OPTIMIZATION

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

LANDSCAPE HORTICULTURE



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



LANDSCAPE ARCHITECTURE

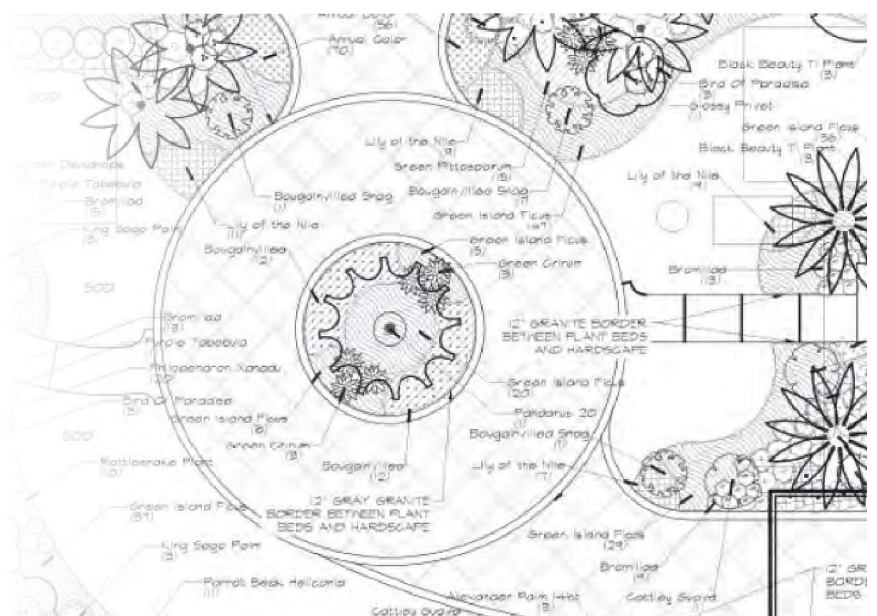
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

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



JUNIPER DESIGN TEAM

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



NURSERY & TREE FARM



**We know it because
we grow it!**



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

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



SEASONAL COLOR



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

SEASONAL FLOWER PROGRAM

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



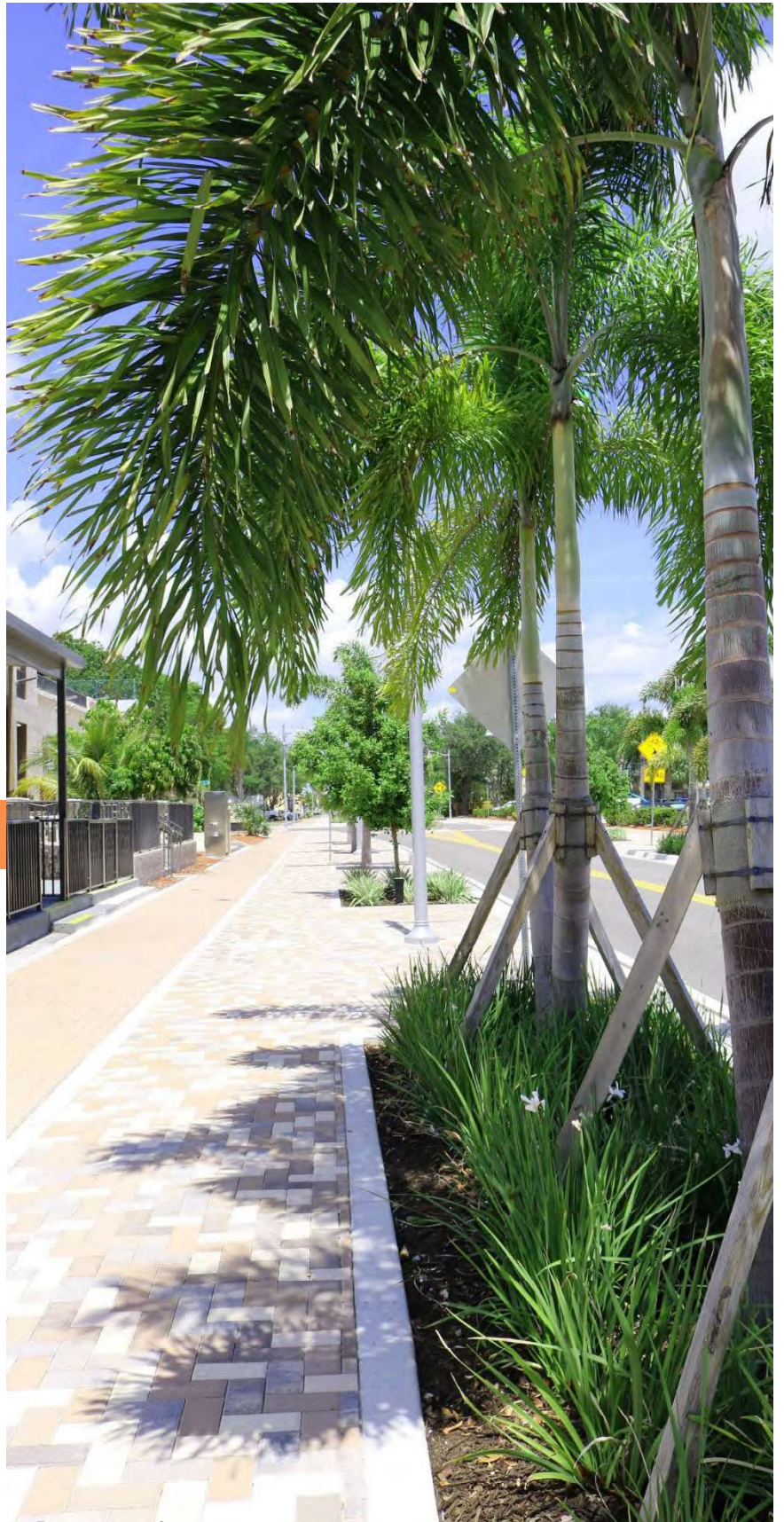
ARBORICULTURE



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

WHY HIRE AN ARBORIST?

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



OUR SERVICES

STORM RESPONSE

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



COMPANY RESOURCES

- 🌿 3,200+ team members statewide
- 🌿 35 locations throughout Florida
- 🌿 25,000 gallons of onsite fuel
- 🌿 1,300 trucks in our fleet
- 🌿 Landscape Designers & Architects
- 🌿 Teams throughout Florida
- 🌿 Extensive supply of heavy equipment



COMPLETE SPORTS TURF MAINTENANCE

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

SERVICES

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



EDUCATIONAL CLASSES



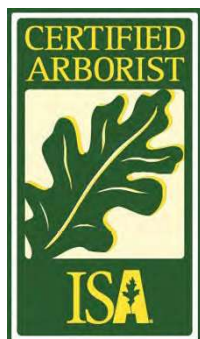
PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

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

CURRENT COURSES

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

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



AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

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

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for “La Castille”

SAND DOLLAR AWARDS

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

SUMMIT AWARDS

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

SAFETY & TRAINING



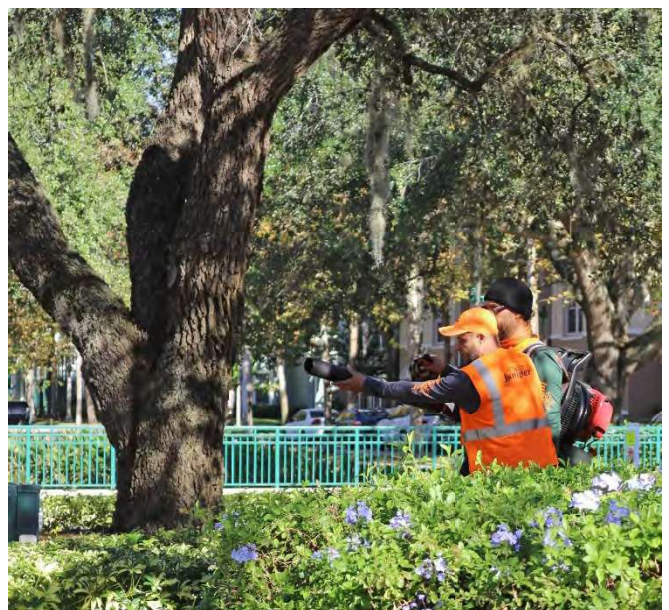
We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

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

Safety Training Program

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



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



CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

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

CERTIFICATIONS & LICENSES

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



CERTIFICATIONS & LICENSES

The International Society of Arboriculture
 Hereby Announces That
Wesley L. Mals
 has Earned the Credential
ISA Certified Arborist®
 By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Carolyn Fu Urban
 Carolyn Fu Urban
 CEO & Executive Director

6 April 2017	30 June 2023	MI-0524-A
Issue Date	Expiration Date	Certification Number





FNGLA
 CERTIFIED PROFESSIONAL
 HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno H69 09432

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2019
 Certified Since: 6/20/2013

Ronald H. Sullivan FNGLA President
Mary Mott FNGLA Certification Director

State of  Florida

Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR
 Number: JF319874
CHRISTOPHER CARL RICHARDS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice
Lawn and Ornamental
in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness my signature at Tallahassee, Florida on December 15, 2021
David E. Fried
 Chief Bureau of Licensing and Enforcement

nicole fried
 NICOLE "NICKI" FRIED
 Commissioner of Agriculture

FDACS 12018-04-1

North Carolina State University
Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon
Kyle James Leverette
 the degree of
Associate of Applied Science
 in Turfgrass Management

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

Mary Anne Fry Director
Johnny C. Wiggins Director of the College of Agriculture and Life Sciences
Kenneth L. Edrington Associate Dean and Director of Academic Programs
John C. Russell Director of the Agricultural Institute

FNGLA
 CERTIFIED PROFESSIONAL
 HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette H62 12112

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
 Certified Since: 5/24/2019

Ed Rivas FNGLA President
Mary Mott FNGLA Certification Director

Ron DeSantis, Governor
 Halsey Beshears, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

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

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

LICENSE NUMBER: SCC131152351
EXPIRATION DATE: AUGUST 31, 2022
 Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2025

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

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

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

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

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

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

CERTIFICATE HOLDER

CANCELLATION

FOR BIDDING PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

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

ADDITIONAL REMARKS

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

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)

INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London

Policy#: 01MRCM0001043-00

Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: \$500,000 / \$2,500

Installation Floater Limit/Deductible: \$250,000 / \$1,000

The above captioned policies include coverage for the following entities:

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

CLIENT REFERENCES

Name: Greyhawk at Golf Club of the Everglades

Services Provided: All Landscape Maintenance Services

Client Information: Brett Beaver, LCAM

- **Phone Number:** 206-206-3000
- **Email:** generalmanager@greyhawkhoa.com

Client Since: 2014

Name: Billie Parker

Services Provided: 1800 homes and common area – all landscape maintenance services

Client Information: Billie Parker

- **Phone Number:** 239-513-0045
- **Email:** billie.parker@castlegroup.com

Client Since: 2020

Name: River Hall

Services Provided: 400 homes and common areas all landscape services

Client Information: Vania Peal CAM, CMCA, AMS | Evergreen Lifestyle Management

- **Phone Number:** 239-237-2952
- **Email:** vpeal@evergreen-lm.com

Client Since: 2024

JUNIPER CARES



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



Juniper
CARES 



JUNIPER CARES



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



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

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



PORTFOLIO

SHELL POINT



Fort Myers, FL



PORTFOLIO

BRIDGETOWN



Fort Myers, FL

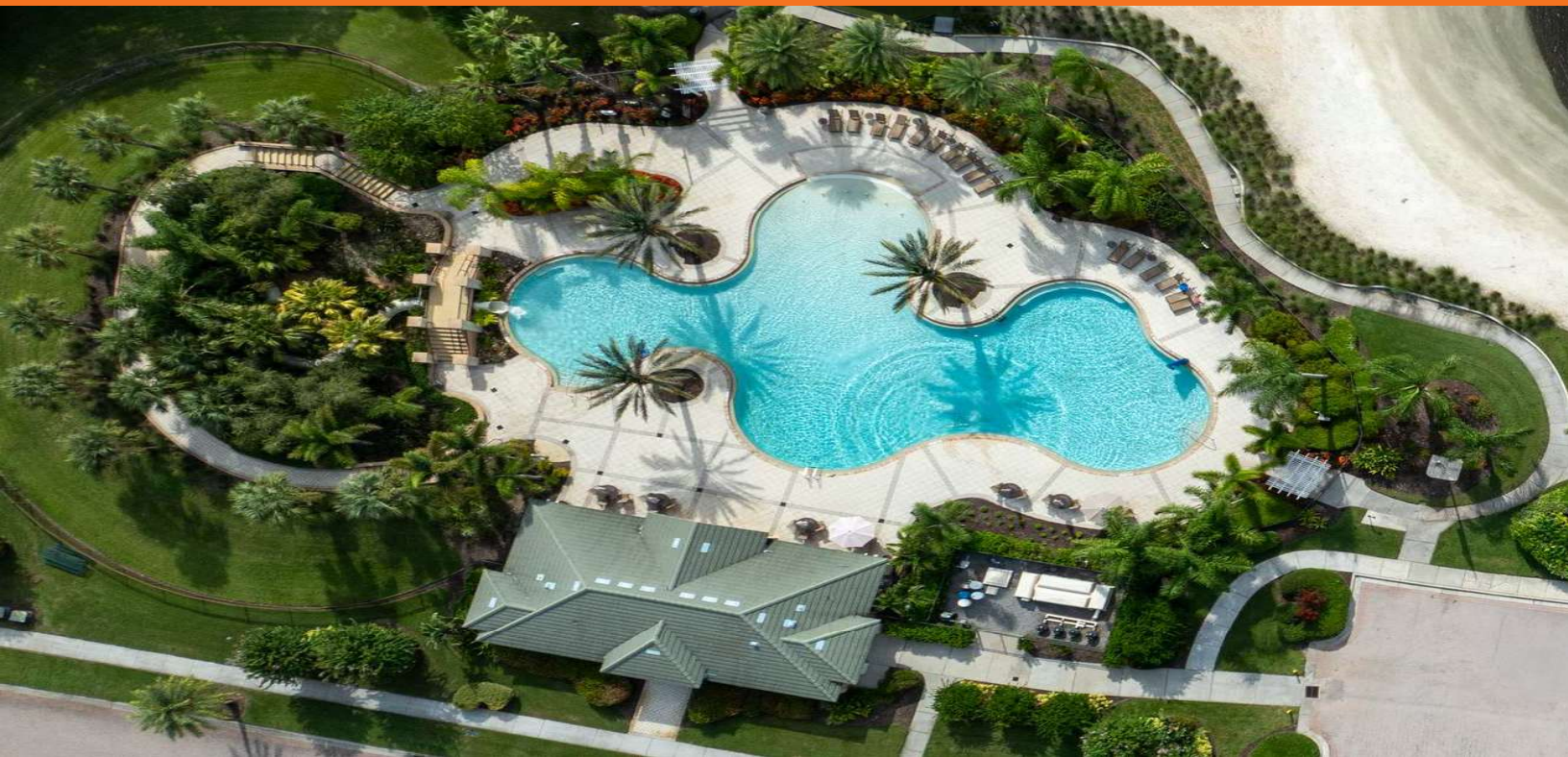


PORTFOLIO

CORY LAKES ISLES



Tampa, FL



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

*[Request for Proposals for Landscape and Irrigation Maintenance Services]
Stoneybrook North Community Development District*

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

Name of Proposer: Juniper Landscaping

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

Public Entity Crimes

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

Scrutinized Companies

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

E-Verify

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

Non-Collusion

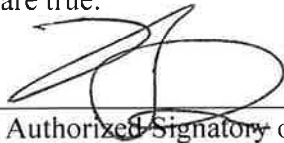
11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

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

Anti-Human Trafficking


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

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

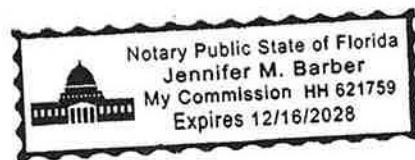


Signature of Authorized Signatory of Proposer

Sworn before me on this 13 day of April, 2026



Notary Public Signature



Notary Stamp



April 10, 2026

Contract No. - 394358

Stoneybrook North Community - Maintenance

General Maintenance Services

General Mowing Services- Peak

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

General Mowing Services- OFF Peak

General Detailing Services- Peak**Bed Weed Control:**

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross-branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

General Detailing Services- OFF Peak

Fertilization Program Turf**Fertilization:**

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1st until September 30th. Changes in regulation, outside of Contractor's control, may affect service.

Fertilization

1st Qtr. Application - Turf & Ornamental

2nd Qtr. Application - Turf & Ornamental

3rd Qtr. Application - Turf

4th Qtr. Application - Turf & Ornamental

Fertilization Program Shrub

Insect and Disease Control- IPM**Pest, Weeds & Disease:**

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch. Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

Dedicated Staff

Juniper Sync

JuniperSync: If offered by Contractor and elected by Owner, Contractor will provide property specific access to and training for web-based Client Portal for the purpose of managing and tracking service ticket requests. Thirty (30)days after Contract commencement, Owner & Contractor will establish protocols for workflow and approval of various types of service tickets. Contractor will not be liable for damages occurring from Owner delays in service authorizations. If offered by Contractor and elected by Owner, Contractor will provide a dedicated Customer Service representative and phone number for calling in service tickets.

Contractor does not authorize users to create service tickets for wellness checks to irrigation system outside of the normal wet check rotation schedule. Wellness checks are part of the routine monthly maintenance these service tickets will be closed without action unless user photo documents the damage or break in the service request. Normal seasonal dry conditions do not constitute a service request. Service tickets that result in confirmation of irrigation functionality will result in a billable trip charge of one (1) hour when performed outside of Contracted wet check schedule.

Service tickets will be addressed on a priority basis. Priority is determined as threat to safety first, threat to property damage second, and all others third. It is the responsibility of the Owner and its representatives to enforce adherence to Contractor's policy on this service for it to be beneficial and affective. Contractor will post seasonal bulletins on what users should expect to see to curtail service tickets for normally occurring issues.

Standard Customer Service Tickets: For all properties not enrolled in JuniperSync, Contractor will provide a general customer service contact

Juniper Mapping

Juniper Mapping: If elected by Owner, Contractor will provide initial ortho-mosaic drone map imaging to document the entire property prior to contract commencement and again at a frequency agreed upon, by Owner and Contractor, to measure the improvement to the property under Contractor's care. These documents can be used as a base layer to generate other documents for the property including, but not limited to, irrigation maps, tree surveys, service schedules, drainage flow and other layers not associated with landscape services such as signage, roof damage and street and paver repair. Additional work to create these layers and reports are not included in the Contract unless otherwise agreed upon by Owner & Contractor.

Irrigation Repairs**Optional Services**

Mulch (375 Yds @ 1.5")

The installation of (Type of) mulch, including labor and materials, will be provided, not to exceed _____ () cu.yds _____() time(s) per year. Additional mulch will be provided at cost of \$ _____ per cu.yd.

Installation of Mulch, including labor and materials, will be provided to cover all shrub bed areas.

All beds that have shrubs, ground cover and or trees are to be mulched.

All beds will have a minimum of 3" depth of mulch with at least 1" of mulch depth being applied with this application.

Once mulch services are started they are to be completed within 21 calendar days.

Areas to be mulched: _____

Note: Playground mulch areas are not included in this request for proposal

Annual Flower Installation

Installation specifications

All beds will be cleaned and hand or machine cultivated prior to the installation of new plants.

A granular time-release fertilizer and granular systemic fungicide will be added to the bedding soil at the time of installation.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Should the annual beds require additional soil, a proposal will be presented prior to installation. All annuals to be installed will be 4" pots, unless otherwise specified.

Additional Visits/Leaf Clean Up

Additional Visits : Contractor shall provide additional site visits for the propose of servicing amenity & common areas.

Palm Pruning

Palm Injection

Irrigation Wet Checks

Irrigation:

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$500.00. All repairs made, under \$500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner’s expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume, pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner’s request and expense.

CONTRACT SUMMARY

SERVICES	OCCURS	PRICE EACH	EXT PRICE	SALES TAX	TOTAL PRICE
General Mowing Services- Peak	31	\$2,871.20	\$89,007.20	\$0.00	\$89,007.20
General Mowing Services- OFF Peak	11	\$2,354.88	\$25,903.68	\$0.00	\$25,903.68
General Detailing Services- Peak	6	\$3,117.11	\$18,702.66	\$0.00	\$18,702.66
General Detailing Services- OFF Peak	3	\$2,359.55	\$7,078.65	\$0.00	\$7,078.65
Fertilization Program Turf	3	\$6,627.22	\$19,881.66	\$0.00	\$19,881.66
Fertilization Program Shrub	3	\$690.57	\$2,071.71	\$0.00	\$2,071.71
Insect and Disease Control- IPM	12	\$902.75	\$10,833.00	\$0.00	\$10,833.00
Dedicated Staff	52	\$0.00	\$0.00	\$0.00	\$0.00
Juniper Sync		\$0.00	\$0.00	\$0.00	\$0.00
Juniper Mapping		\$0.00	\$0.00	\$0.00	\$0.00
Irrigation Repairs	12	\$2,123.74	\$25,484.88	\$0.00	\$25,484.88

Contract No. - 394358

Stoneybrook North Community - Maintenance

April 10, 2026

Mulch (375 Yds @ 1.5")	1	\$27,819.00	\$27,819.00	\$0.00	\$27,819.00
Annual Flower Installation		\$0.00	\$0.00	\$0.00	\$0.00
Additional Visits/Leaf Clean Up		\$0.00	\$0.00	\$0.00	\$0.00
Palm Pruning		\$0.00	\$0.00	\$0.00	\$0.00
Palm Injection		\$0.00	\$0.00	\$0.00	\$0.00
Irrigation Wet Checks	12	\$1,754.08	\$21,048.96	\$0.00	\$21,048.96
			\$247,831.40	\$0.00	\$247,831.40

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
June	\$16,580.29	\$0.00	\$16,580.29
July	\$16,580.29	\$0.00	\$16,580.29
August	\$16,580.29	\$0.00	\$16,580.29
September	\$16,580.29	\$0.00	\$16,580.29
October	\$16,580.28	\$0.00	\$16,580.28
November	\$16,580.29	\$0.00	\$16,580.29
December	\$16,580.28	\$0.00	\$16,580.28
January	\$16,580.29	\$0.00	\$16,580.29
February	\$16,580.28	\$0.00	\$16,580.28
March	\$16,580.29	\$0.00	\$16,580.29
April	\$16,580.28	\$0.00	\$16,580.28
May	\$16,580.29	\$0.00	\$16,580.29
	\$198,963.44	\$0.00	\$198,963.44

By _____
ANGELA GIRGADO

Date 4/10/2026

Juniper Landscaping of Florida
LLC

By _____

Date _____

Stoneybrook North Community -
Maintenance



DESIGN | BUILD | MAINTAIN

Juniper CARES | www.junipercares.com

Exhibit E

Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$85.00/hour (All non-arborist functions)**
- **\$375.00/truck for debris hauling***
- **\$125.00/hour for all Juniper owned equipment****
- **\$65.00/tree staking kit (Standard)**
- **\$95.00/tree staking kit (Large)*****
- **\$5,500.00/day (5 Person Arbor team and any necessary equipment including chipper truck, bucket truck, etc.)******

Debris hauling based on a Juniper service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit. ****Arbor services may only be deployed if the scope exceeds what our landscape crews can reasonably and safely handle.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint Juniper first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting



Authorization & Agreement

By signing below, you acknowledge and agree to the pricing and procedures outlined above for storm response. You authorize Juniper to proceed with storm-related efforts when conditions are deemed safe, without requiring further approval.

You also agree that a Juniper representative, along with any affiliated storm response personnel, will have full access to the community to perform necessary operations.

Please note that storm-related billing will be issued on a weekly basis, as outlined below, not exceeding NTE amount, rather than upon the full completion of storm cleanup. Weekly invoices will be due NET 30 upon receipt.

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:		
Not to Exceed Amount:	\$	
Minimum Equipment Allocation:		
Minimum Labor Allocation:		
Management Company Name:		
Billing Address:		
Phone Number:		
Authorized Representative Name:		Date:
Authorized Signature:		
Juniper Representative Name:		Date:
Juniper Signature:		

Weekly Log:

<u>Date</u>	<u>Hrs</u> <u>\$85</u>	<u>Debris</u> <u>\$375</u>	<u>Equipment</u> <u>\$120</u>	<u>Sm Tree</u> <u>Stake</u> <u>\$65</u>	<u>Lq Tree</u> <u>Stake</u> <u>\$95</u>	<u>Arbor</u> <u>Crew Rate</u> <u>\$5,500</u>	<u>Completed</u> <u>Value</u>	<u>Owner</u> <u>Initials</u>	<u>Juniper</u> <u>Initials</u>



**We look forward to
working with you!**

Angela Girgado

angela.girgado@juniperlandscaping.com

4415 Metro Parkway, Suite 300
Ft. Myers, FL
33916

JUNIPERCARES.COM

EXHIBIT 6

AGENDA

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

Name of Proposer: Juniper Landscaping _____

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

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

Base Landscape Maintenance Services:

Includes turf mowing, edging, trimming, shrub and groundcover maintenance, tree and palm pruning, fertilization, pest control, weed control, debris removal, retention pond and lake bank mowing, storm debris cleanup, and monthly reporting.

Total Cost for the first year of the above items	\$ 173,478 /year	\$14,456.50 /month)
Optional Yearly Renewal Cost Year 2	\$ 178,843 /year	\$14,903.58 /month)
Optional Yearly Renewal Cost Year 3	\$ 184,374 /year	\$15,364.50 /month)

Irrigation System Monitoring and Maintenance:

Includes monthly wet checks, system monitoring, valve cleaning, controller adjustments, minor repairs while on site, and reporting as described in the Scope of Services.

Total Cost for the first year of the above items	\$ 25,484.88 /year	(\$ 2,123.74 /month)
Optional Yearly Renewal Cost Year 2	\$ 26,273.07 /year	(\$ 2,189.42 /month)
Optional Yearly Renewal Cost Year 3	\$ 27,085.64 /year	(\$ 2,257.13 /month)

Additional Services (not included in base contract):

- Mulch Installation (2" depth)
\$51_____per cubic yard installed

- Seasonal Color Installation (4" annuals)
\$4.25_____per plant installed

- Palm Injections (if approved)
\$45_____per palm per treatment

Irrigation Repair Labor Rate (repairs exceeding included minor repairs)

\$75_____per hour

Plant Replacement / Enhancements

To be quoted and approved by the District prior to installation.

Note: All pricing above is based on the initial term from the contract effective date through September 30 of the District's current Fiscal Year. Optional renewal periods shall follow the District's Fiscal Year, October 1 through September 30, unless otherwise adjusted by mutual written agreement.

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

Name of Authorized Signatory of Proposer: _____

Title of Authorized Signatory of Proposer: _____

Signature of Authorized Signatory of Proposer: _____

EXHIBIT 7

AGENDA



SUNRISE
LANDSCAPE
Maintenance Proposal

Stoneybrook North CDD
April 16, 2026



Prepared By:

Scott McDaniel

239-258-1764

smcdaniel@sunriselandscape.com

5175 Country Lakes Fort Myers, FL 33905



Stoneybrook North CDD

Thank you for the opportunity to provide a bid for the landscape management of your property. Drawing from our 45+ years of local experience at similar properties, we are confident that we can be a great asset to both the appearance and health of your landscape.

The following proposal outlines landscape maintenance services custom tailored to your specific property, its unique characteristics, and your desired scope of work. At Sunrise, we believe a comprehensive and bespoke landscape maintenance program is necessary to provide the best service possible. A "one size fits all" approach is simply not good enough.

The details and budget of the above mentioned program are outlined in the following pages of this document.

Thank you for the consideration, and we look forward to being long term stewards of the landscape at your property.

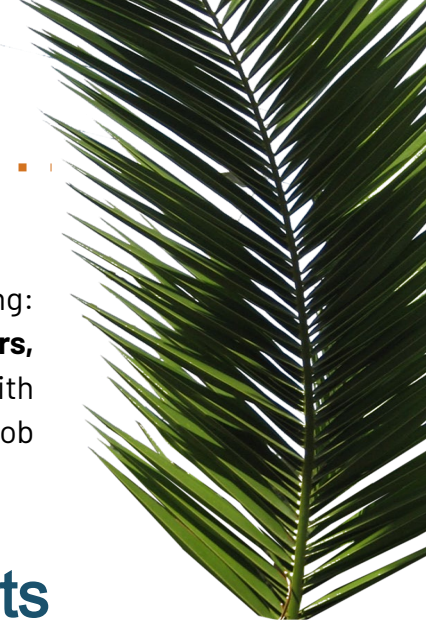
Best regards,

Scott McDaniel

Scott McDaniel – General Manager
Sunrise Landscape

About us

Since 1978 Sunrise has serviced all varieties of commercial properties including: **CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more.** With **1000+ employees** and over **1000+ managed properties**, Sunrise is prepared for a job of any size and complexity.



Rooted in Florida

With over **Four Decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to the Florida community.



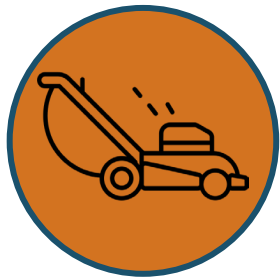
Certified Experts

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

- > Florida State Irrigation License
- > Florida General Contractor
- > Certified Pest Control Operator
- > ISA Certified Arborist
- > FNGLA Certified Horticulture Professional
- > Florida Dept. of Agriculture Train the Trainer

All Work Performed In -House

We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer the following suite of services in house:



Maintenance



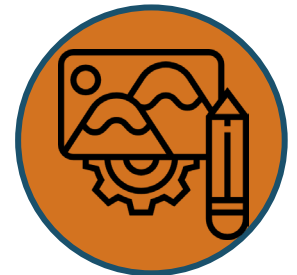
Horticulture



Irrigation



Construction



Design



All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

Leadership Team



Austin Ashmore, CEO

Austin is the CEO of Sunrise, a role he has held since purchasing the company in 2019. Austin grew up in a third-generation family construction business in South Carolina and has a breadth of management experience across various roles in small business, multinational corporations, and institutional finance. Since acquiring Sunrise, Austin has been focused on investing in the people, systems, and assets of the business to further cement Sunrise as the preferred commercial landscaping provider in Tampa Bay. Under Austin's leadership, Sunrise is focused on building a sustainable company for the long-term. Austin studied at the University of South Carolina, earning a BS in International Business and graduating Magna Cum Laude. While there, he won the NCAA Division I National Championship as a member of the USC baseball team. Austin received a MBA with Honors from the University of Chicago Booth School of Business with concentrations in entrepreneurship, operations, and economics.



Mark McCormick - President of Maintenance Operations

Prior to joining Sunrise, Mark served as President - East at Perennial Services Group a leading national provider of residential maintenance, landscaping, pest control, and lawn care home services. He previously spent time as a Market General Manager at Brightview Landscapes, the nation's largest commercial landscaping company, and as a Managing Director at FedEx Corporation as part of the FedEx Office retail and shipping arm.



Scott McDaniel - General Manager

With over 30 years of experience in the landscape and golf course industry throughout Southwest Florida, Scott McDaniel serves as General Manager at Sunrise Landscape, where he has been a key leader for the past 15 years. He brings extensive regional knowledge, operational expertise, and a hands-on leadership style that ensures projects are executed efficiently and to the highest standards. Known for his practical approach and strong team leadership, Scott plays a critical role in delivering consistent, high-quality results and maintaining long-term client relationships.



Rebecca Filkowski - Account Manager

Rebecca is an experienced Account Manager at Sunrise Landscape with four years of dedicated service and over 15 years in the green industry. She specializes in client communication, ensuring strong relationships through responsiveness and attention to detail, while effectively coordinating with production managers and field crews to deliver high-quality results. With a lifelong passion for landscaping and a hands-on understanding of plant care and maintenance, Rebecca brings both expertise and a collaborative approach to every project she supports.



Jordan McLaughlin - Production Manager

Jordan McLaughlin is a Production Manager at Sunrise Landscape with a strong background in the landscape industry. He began his career as an irrigation technician, gaining years of hands-on experience before working his way up into his current role. His practical knowledge and dedication allow him to efficiently oversee operations and deliver high-quality results.

Chain of Communication

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager leads the Sunrise in-house teams to facilitate all work performed on site.

This landscape expert is also the customer's designated point of contact - eliminating frustrating communication issues. Whether in person, by phone, email, or text, your account manager is available to help with any landscape need.



Account Manager



Customer



Founded in Tampa 1978

10 Branches

18 Counties

1200+ Employees

1000+ Mowers

500+ Trucks

2000+ Properties

46 Years In Business

Here to Stay

.....

Sunrise Landscape was **founded in 1978 in Tampa** with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability, and Partnership**. We provide a **full suite of commercial landscape, irrigation, and horticulture services** through our maintenance and installation divisions. After growing to become the **largest Landscape Maintenance Contractor in Tampa Bay**, we are proudly expanding into new markets.

Construction & Enhancement

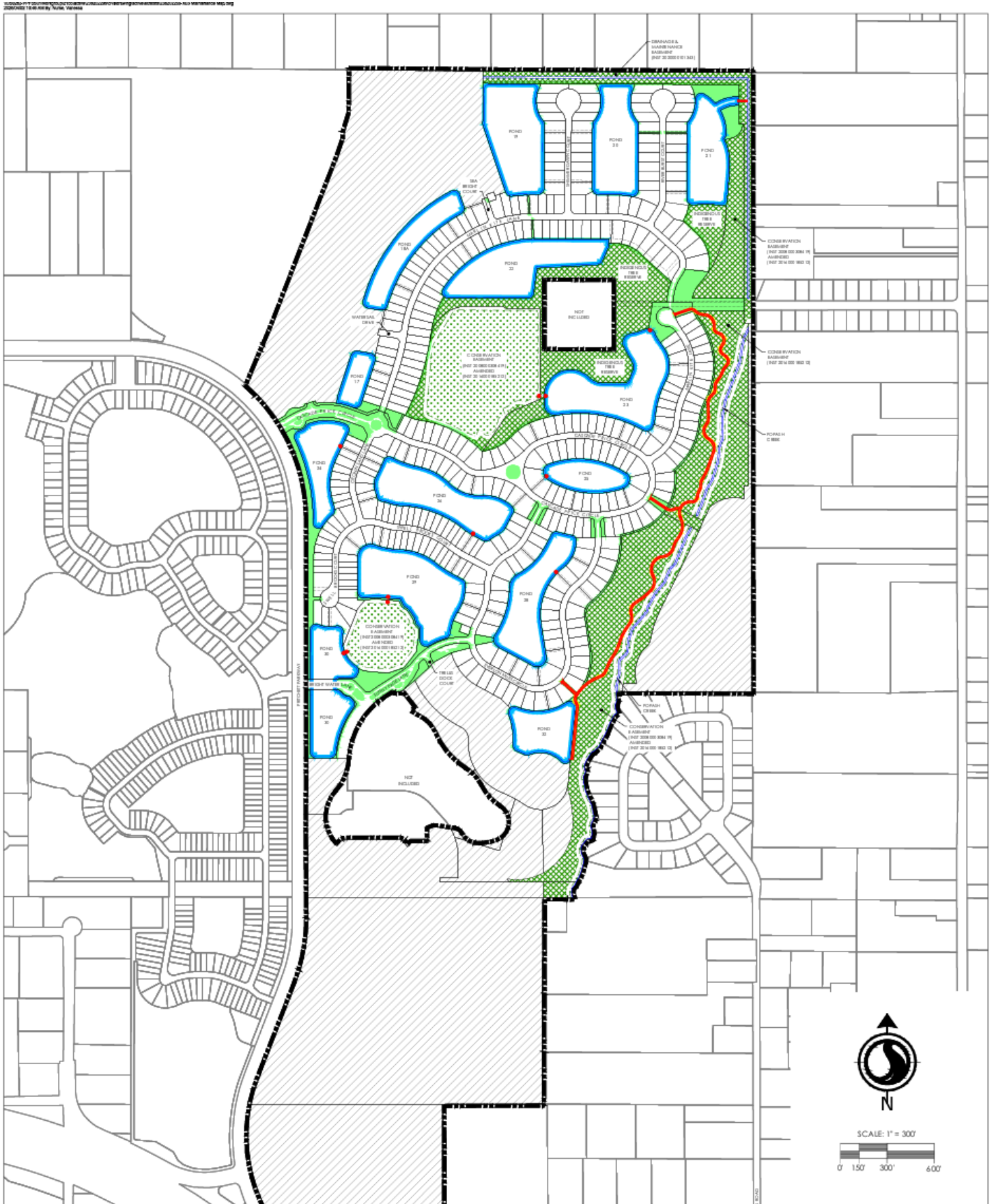
In addition to providing excellent landscape maintenance services, Sunrise Landscape is one of Tampa Bay's preeminent landscape construction companies.

Our 8-acre private nursery is fully stocked with Florida friendly plant material ready for your construction project. We staff a full team of designers, engineers, project managers, and crew members that perform design-build landscape projects for the country's largest homebuilders and construction companies.

This expert team is available to our maintenance customers to bid and perform enhancement projects!



Property Map



Operations Plan

SCHEDULE OF SERVICES

	J	F	M	A	M	J	J	A	S	O	N	D	T
	A	E	A	P	A	U	U	U	E	C	O	E	O
	N	B	R	R	Y	N	L	G	P	T	V	C	T
TURF													
Mowing/Trim/Hard Edge/Blow	X	X	X	X	X	X	X	X	X	X	X	X	42
Soft (Bed) Edging	X	X	X	X	X	X	X	X	X	X	X	X	21
Fertilizations	X		X		X						X		4
IPM (Insecticide/Fungicide) - as needed	X	X	X	X	X	X	X	X	X	X	X	X	12
Post Emergent Weed Control (weekly spot treatments)	X	X	X	X	X	X	X	X	X	X	X	X	42
BEDS/SHRUBS													
Pruning & Shrub Maintenance (selective)	X	X	X	X	X	X	X	X	X	X	X	X	12
Fertilization		X		X						X			3
IPM (Fungicide/Insecticide) - as needed	X	X	X	X	X	X	X	X	X	X	X	X	12
Post Emergent Weed Control (weekly spot treatments)	X	X	X	X	X	X	X	X	X	X	X	X	42
OTHER													
Irrigation Wet Checks	X	X	X	X	X	X	X	X	X	X	X	X	12
Debris Removal (weekly)	X	X	X	X	X	X	X	X	X	X	X	X	42
Tree/Palm Pruning (up to 15' feet)	X	X	X	X	X	X	X	X	X	X	X	X	12

*Subject to change based on weather conditions



SCOPE OF WORK

Landscape Maintenance (42)

- Mowing
 - All turf shall be maintained within a two-inch to five-inch range, depending on turf type. At no time will mowing height be reduced so that more than one third of the blade of grass is removed at any cutting.
 - Weekly Service from April - October. Bi-weekly service from November - March.
- Hard Edge, Soft Edge, Line Trim, Blowing, Cleanup
 - Edging shall be conducted on a consistent basis and will include walks, drives, curbs, bed perimeters, tree wells, and trees. Sunrise shall line-trim or chemically treat (unless otherwise noted) around posts, lights, signs, trees, utility installations, as required to keep a neat and clean appearance throughout the property.
 - Blowing of all traffic areas and walkways to be conducted after each maintenance visit
 - Cleanup of any excessive debris generated by the crew during service will be picked up and removed.
- Maintenance Pruning of Shrubs, Hedges, and Trees
 - All shrubs and hedges up to eight feet and tree branches and palm fronds up to twelve feet in height will be sheared in a consistent manner and on a regular schedule to maintain optimum shape and size as growth habit and plant health dictates.
- Weed Control
 - Weeding shall be done in conjunction with mowing as a regular duty. Beds and tree wells are to be weeded to avoid competition with desirable plants, as well as to enhance the appearance of the property.

Irrigation (12)

- Inspections
 - Sunrise shall inspect and diagnose the current state of the irrigation system upon contract signature.
 - Monthly inspections will then take place. Each zone will be turned on and operated and heads will be inspected for adjustment and alignment.
- Reports
 - Sunrise will provide reports on a regular basis including the current state of the irrigation system and any proposed enhancements/repairs.
- Adjustments
 - Watering time adjustments and head direction/PSI adjustments to provide optimal coverage and usage.

Horticulture (L&O) Program (12)

- A complete turf and bed fertilization program in compliance with FNGLA guidelines. Sunrise will follow (UF/IFAS) evidence-based recommendations for turfgrass species, soil properties, time of year, and other factors.
- This will include 4 fertilization treatments on irrigated turf and 3 fertilization treatments on mulch beds.
- Turf and shrub bed areas will be inspected monthly for indications of pest problems such as insects, disease, and invasive weeds. Upon confirmation of a concern requiring pesticide, herbicide, or fungicide treatment, such products will be applied on an as needed or spot treatment basis.

References

Cypress Cove

Scott Berry
10200 Cypress Cove Dr.
Fort Myers, FL
239-691-9110

Property Type: HOA

Scope: Landscape Maintenance, Horticultural Maintenance, Homes and Commons

Contract Size: \$401,463

Sunrise provides landscape maintenance and horticultural maintenance services at Cypress Cove. Sunrise performs this work at common areas and homes. Sunrise has been maintaining the property for 20 years.

Magnolia Landing

Sam Herold
3006 Magnolia Landing Lane
North Fort Myers, FL
239-462-6619

Property Type: HOA

Scope: Landscape Maintenance, Irrigation Maintenance, Horticulture Maintenance, Commons

Contract Size: \$1,110,575

Sunrise Landscape provides full-service landscape maintenance for the Magnolia Landing community, serving over 1,100 homes along with common areas. Services began with residential maintenance and expanded to include comprehensive care of shared spaces, delivering consistent, high-quality grounds management across the entire property.

Lindsford II

Ashley Wamble
4101 Dutchess Park Rd.
Fort Myers, FL
239-454-8568

Property Type: HOA

Scope: Landscape Maintenance, Irrigation Maintenance, Horticulture Maintenance

Contract Size: \$349,556

Sunrise Landscape has proudly serviced the Lindsford II community for over 9 years, providing comprehensive, full-service landscape maintenance. Our scope includes routine grounds care, irrigation system management, and detailed horticultural services to ensure the property remains consistently well-maintained and visually appealing.

Termination History

Backyard Social

August 2025

Client elected to transition services in-house

Faith Homes – Presbyterian Homes of Lehigh Acres

December 2025

Contract deemed financially unviable

Farmer Joe’s Fresh Market

March 2026

Client budget restrictions



Our Approach to Service

Sunrise Landscape delivers a proactive and detail-oriented approach to landscape maintenance, focused on consistency, responsiveness, and long-term property enhancement. Our team follows a structured service plan that includes routine site inspections, preventative maintenance, and prompt resolution of identified issues. Communication is prioritized through regular reporting and direct coordination with property management to ensure expectations are met and exceeded. Our approach emphasizes plant health, irrigation efficiency, and overall aesthetic quality, while maintaining flexibility to address seasonal needs and community-specific priorities.

- Proactive, detail-oriented maintenance program
- Routine inspections and preventative care
- Strong communication with property management
- Focus on plant health, irrigation efficiency, and overall appearance



Why Sunrise is Best Qualified

Sunrise Landscape is uniquely qualified to perform the Scope of Services due to our extensive experience managing large-scale residential communities and HOA environments. Our proven track record in Southwest Florida demonstrates our ability to deliver consistent, high-quality results across both residential homes and common areas. We combine experienced field personnel, strong operational systems, and dedicated management oversight to ensure accountability and performance. Our long-term client relationships reflect our commitment to reliability, service excellence, and continuous improvement.

Subcontractors:

Sunrise Landscape self-performs the majority of services outlined in the Scope of Services. If specialized services are required, qualified subcontractors are carefully selected, vetted, and managed to ensure they meet Sunrise's standards for quality, safety, and professionalism.

“A partner focused on long-term property value.”

Proposed Staffing Plan

- Maintenance crews assigned on a structured weekly schedule
- Production Manager responsible for on-site coordination, quality control, and team communication
- Irrigation technician(s) assigned for system monitoring and adjustments
- IPM (Integrated Pest Management) technician dedicated to proactive pest, disease, and plant health management
- Account Manager providing oversight, client communication, and service responsiveness

Management & Supervision

- General Manager - Overall operations and client satisfaction
- Operations Manager - Oversees daily operations, logistics, and team performance
- Account Manager - Primary point of contact and site oversight
- Production Manager - On-site coordination, crew direction, and quality control
- Crew Leaders - Daily execution of maintenance tasks

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

Name of Proposer: Sunrise Landscape

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

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

Base Landscape Maintenance Services:

Includes turf mowing, edging, trimming, shrub and groundcover maintenance, tree and palm pruning, fertilization, pest control, weed control, debris removal, retention pond and lake bank mowing, storm debris cleanup, and monthly reporting.

Total Cost for the first year of the above items	<u>\$ 308,718.00</u> /year (<u>\$25,726.50</u> /month)
Optional Yearly Renewal Cost Year 2	<u>\$ 317,979.54</u> /year (<u>\$26,498.30</u> /month)
Optional Yearly Renewal Cost Year 3	<u>\$ 327,518.93</u> /year (<u>\$27,293.24</u> /month)

Irrigation System Monitoring and Maintenance:

Includes monthly wet checks, system monitoring, valve cleaning, controller adjustments, minor repairs while on site, and reporting as described in the Scope of Services.

Total Cost for the first year of the above items	<u>\$ 172,290.00</u> /year (<u>\$14,357.50</u> /month)
Optional Yearly Renewal Cost Year 2	<u>\$ 177,458.70</u> /year (<u>\$14,788.22</u> /month)
Optional Yearly Renewal Cost Year 3	<u>\$ 182,782.46</u> /year (<u>\$15,231.87</u> /month)

Additional Services (not included in base contract):

Mulch Installation (2" depth)
\$ 72.00 per cubic yard installed

Seasonal Color Installation (4" annuals)
\$ 5.77 per plant installed

Palm Injections (if approved)
\$ 60.00 per palm per treatment

Irrigation Repair Labor Rate (repairs exceeding included minor repairs)

\$ 65.00 _____ per hour

Plant Replacement / Enhancements

To be quoted and approved by the District prior to installation.

Note: All pricing above is based on the initial term from the contract effective date through September 30 of the District's current Fiscal Year. Optional renewal periods shall follow the District's Fiscal Year, October 1 through September 30, unless otherwise adjusted by mutual written agreement.

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

Name of Authorized Signatory of Proposer: Scott McDaniel

Title of Authorized Signatory of Proposer: General Manager

Signature of Authorized Signatory of Proposer: 

DISASTER RESPONSE & PLANNING

Every year, hurricane season brings unpredictable weather that can cause serious damage to commercial properties across Florida. Sunrise Landscape offers the experience, resources, and rapid response teams to help you minimize risk and recover quickly.

With decades of storm preparedness under our belt, we provide proactive landscape protection and reliable cleanup services tailored to your property's needs. From preventative care to post-storm restoration, we're the partner you can count on when it matters most.

HURRICANE SEASON SERVICES

Pre-Storm Property Assessment

Our team inspects your landscape to identify risks and recommend targeted solutions, including tree trimming, branch removal, and drainage evaluations to reduce potential storm impact.

Tree and Branch Pruning

Using professional pruning techniques, we strengthen tree structures to better withstand high winds. Deadwood is removed, trees are shaped for stability, and overall safety and aesthetics are preserved.

Pre-Approved Cleanup Services

By establishing a cleanup allowance in advance, your property receives top priority. Pre-approved sites are visited within 24–48 hours after the storm, allowing us to respond quickly even when communication or power is limited.

POST-STORM RESPONSE

When it is safe to do so, our crews begin initial site assessments within 24–48 hours. We make every effort to contact and visit all properties promptly, beginning with those holding pre-approved cleanup agreements.

Our first priority is to clear large debris and hazardous materials—such as downed trees and oversized limbs—to ensure emergency vehicle access and restore safe conditions for residents. Debris is moved to designated areas on-site for future pickup.

Clients with “Do Not Exceed” storm cleanup authorizations are prioritized for immediate service. Depending on the storm's path and severity, full debris removal may take days or weeks.

To ensure fast and efficient response, we maintain an annual agreement with Sunbelt Rentals for priority access to post-storm equipment—including trucks, skid steers, and dump trucks—ready for deployment as soon as conditions allow.

CLEANUP CREW OPTIONS

4-Person Crew with Skid Steer and Chainsaws

Ideal for large debris removal. This crew clears roadways, sidewalks, and driveways while cutting and stacking oversized debris for future pickup. Hauling not included.

4-Person Crew with Dump Truck and Chainsaws

Removes downed trees and limbs under 8 inches in diameter. Clears walkways and drive surfaces, loads manageable debris into the truck, and stacks overflow on-site.

4-Person Crew with Dump Truck Only

Designed for smaller debris under 3 inches. Focuses on raking and clearing yards, sidewalks, and roads to protect ongoing landscape maintenance.

Pricing - Emergency Clean Up Services

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Crew Lead	85	
	\$	per Hour
Crew Member	45	
	\$	per Hour
Crew Driver	75	
	\$	per Hour

B. Debris removal equipment unit costs:

Blower	85	
	\$	per Hour
Skidsteer	250	
	\$	per Hour
Chainsaw	85	
	\$	per Hour

C. Other emergency/disaster related unit costs:

	\$	per Hour
	\$	per Hour
	\$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Drug-Free Workplace Policy

Sunrise Landscape is committed to the safety, health and wellbeing of all employees.

We recognize alcohol and drug abuse as potential health, safety and security problems. It is expected that all employees will assist in maintaining a work environment free from the effects of alcohol, drugs or other intoxicating substances. Compliance with this substance abuse policy is made a condition of employment.

Employees are prohibited from the following when reporting for work, while on the job, on Company or customer premises or surrounding areas, or in any vehicle used for Company business:

The unlawful use, possession, transportation, manufacture, sale, dispensation or other distribution of an illegal or controlled substance or drug paraphernalia;

the unauthorized use, possession, transportation, manufacture, sale, dispensation or other distribution of alcohol; and being under the influence of alcohol or having a detectable amount of an illegal or controlled substance in the blood or urine ("controlled substance" means a drug or other substance as defined in applicable federal laws on drug abuse prevention).

Any employee violating these prohibitions will be subject to disciplinary action up to and including termination. Any employee convicted under any criminal drug statute for a violation occurring while on the job, on Company or customer premises, or in any vehicle used for Company business must notify the Company no later than 5 days after such a conviction. A conviction includes any finding of guilt or plea of no contest and/or imposition of a fine, jail sentence, or other penalty.

Drug and alcohol testing will be carried out in compliance with any applicable state and federal laws and regulations.

Employees or job applicants may confidentially report to the company's medical review officer (MRO) the use of prescription or nonprescription medications both before and after being tested. Additionally, employees and job applicants shall receive notice of the most common drugs or medications - by brand name or common name, as applicable, as well as by chemical name - which may alter or affect a drug test.

We recognize that employees suffering from alcohol or drug dependence can be treated. We encourage any employee to seek professional care and counseling prior to any violation of this policy.

EQUAL EMPLOYMENT OPPORTUNITY

E-Verify and I-9 Employment Eligibility

Sunrise Landscape is committed to employing only United States citizens and aliens who are authorized to work in the United States.

Sunrise Landscape complies and voluntarily E-Verifies all employees. U.S. law requires companies to employ only individuals who may legally work in the United States - either U.S. citizens, or foreign citizens who have the necessary authorization. This diverse workforce contributes greatly to the vibrancy and strength of our economy, but that same strength also attracts unauthorized employment.

E-Verify is an Internet-based system that allows businesses to determine the eligibility of their employees to work in the United States. E-Verify is fast, free and easy to use - and it's the best way employers can ensure a legal workforce.

In compliance with the Immigration Reform and Control Act of 1986, as amended, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 (the "I-9") and present documentation establishing identity and employment eligibility.

All employees are asked on their first day of employment to provide original documents verifying the right to work in the United States and to sign a verification form required by federal law (Form I-9).

If an individual cannot verify their right to work within three days of hire, Sunrise Landscape, must terminate employment. Former employees who are rehired must also complete the form if they have not completed an I-9 with the Company within the past 3 (three) years, or if their previous I-9 is no longer retained or valid.

EQUAL EMPLOYMENT OPPORTUNITY

H2B Program Participation

Sunrise Landscape is committed to ensuring that customer needs are met year-round and during the height of the landscape season, there are times when we cannot fill demand with local candidates. Sunrise Landscape participates in the H2B visa program, allowing us to hire foreign workers in temporary non-agricultural occupations for a period of less than one year.

To ensure program compliance, Sunrise Landscape partners with approved external parties to support the application, recruiting, hiring and travel process for these workers. Our high-level process is as follows:

- Develop job description(s) for worker needs.
- Apply and receive a Department of Labor Prevailing Wage Determination.
- Pursue certification of the requested visas through the Department of Labor.
- Petition for the requested visas from the United States Citizenship & Immigration.
- Receive approvals.
- Place workers in locations for Sunrise Landscape.

Sunrise Landscape follows all program protocols, including, but not limited to:

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation/subsistence/necessary lodging and visa, visa processing, and border crossing fees.
- Follow the $\frac{3}{4}$ guarantee that beginning on the first day the worker arrives, the worker is guaranteed work hours equal to at least 75% of the workdays in each 12-week period (6 weeks for a short season of less than 120 days) and ending on your certified end date.
- Keep accurate records in regard to pay and earnings. Each worker is given a pay stub showing hours offered, hours actually worked, hourly rate and/or piece-rate of pay, and, if piece-rates are used, the number of units produced daily. The pay indicates total earnings for the pay period and all deductions from wages.
- Provide, at no charge, all tools, supplies, uniforms and equipment required to perform the duties assigned.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of this company that all employees and applicants for employment are guaranteed equality of employment opportunity. Essentially, this means that, as an employer, we will not discriminate against any worker or job applicant on the basis of race, color, religion, gender, age, gender identity, national origin, marital status, ability status or veteran status.

Recruitment, selection, placement, transfer, promotion, discipline, termination, reinstatement, training and education, tuition assistance, compensation, benefits and layoff decisions made by the supervisors or managers of this company will be based upon the job-related qualifications and abilities of candidates. In some cases, seniority may be treated as a factor to be considered in the selection process. Employees who apply for a promotion or transfer will be given equal consideration.

Any employee who believes there has been a denial of equal opportunity in the workplace has the responsibility and is encouraged to bring such matters immediately to the attention of a supervisor or manager. All complaints will be investigated, and a response resolution made to the employee.

Sunrise has a zero-tolerance policy towards unlawful discrimination. Persons engaging in such prohibited activities will be subject to discipline, up to and including termination without notice.

Americans with Disabilities Act (ADA)

Sunrise is committed to provide equal access and opportunities to job applicants and employees with qualified disabilities and prohibits discrimination on the basis of disability in the application process and the employment relationship. It is the policy and practice of the Company to comply with the Americans with Disabilities Act, as well as with applicable state and local laws prohibiting discrimination on the basis of a disability.

EQUAL EMPLOYMENT OPPORTUNITY

EEO Compliant Handling Procedures

It is this company's policy to regularly inform employees that the organization's dispute resolution system is available for handling discrimination complaints or problems. Employees who have Equal Employment Opportunity-related questions, problems or complaints should first communicate their concern to their immediate supervisor. If they are dissatisfied with the supervisor's handling of the matter, they may pursue their complaint in the company's formal dispute resolution procedure.

All will be handled fairly and expediently. No employee shall suffer complaints reprisals for seeking resolution of a problem through the procedure.

Statement of Commitment

As an employer, Sunrise Landscape welcomes the opportunity to affirm our continuing policy to provide equal employment or advancement opportunity and to dedicate ourselves to establishing a work environment which is free from discrimination.

As an employer, we will continually review our personnel practices and procedures to ensure that all supervisors and managers are adhering to our commitment to Equal Employment Opportunity principles. It is our expectation that all employees shall demonstrate respect for and awareness of the diversity of all our employees and model our corporate commitment to diversity.

EEO/AA Communication

This Equal Employment Opportunity Policy Statement shall be communicated to all supervisors and managers. It shall also be posted conspicuously (on company bulletin boards or common areas) and in areas where applicants are typically screened, interviewed and tested. The intent of this communication of the Policy Statement is that all of the company's employees are alerted and that job applicants are informed of our commitment. It is also the company's intent to include this Policy Statement in employee handbooks or orientation literature and to keep employees informed of Policy Statement changes or updates.

The terms "Equal Opportunity Employer" shall be utilized in recruitment advertisements and literature.

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

*[Request for Proposals for Landscape and Irrigation Maintenance Services]
Stoneybrook North Community Development District*

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

Name of Proposer: SUNRISE LANDSCAPE

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

Public Entity Crimes

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

Scrutinized Companies

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

E-Verify

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

Non-Collusion

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

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

Anti-Human Trafficking

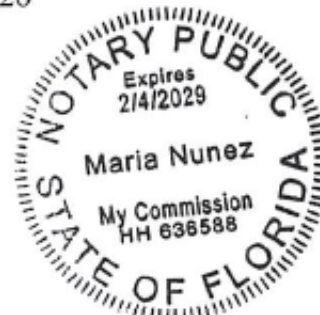
16. Our firm does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
17. Upon positive selection under the Request for Proposals, our firm intends to execute a contract with the Stoneybrook North Community Development District.
18. This declaration is made pursuant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

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

Signature of Authorized Signatory of Proposer

Sworn before me on this 15 day of April, 2026

Notary Public Signature



Notary Stamp

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/2/2025

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

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

PRODUCER Higginbotham Insurance Agency, Inc. 110 Carillon Parkway St Petersburg FL 33716		CONTACT NAME: PHONE (A/C, No, Ext): 727-391-9791 FAX (A/C, No): 727-393-5623 E-MAIL ADDRESS: stahlstpetecertificates@higginbotham.net	
License# 2081754 SRLANDS-01		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED SR Landscaping, LLC 5100 W Kennedy Blvd, Ste 325 Tampa FL 33609		INSURER A: Pennsylvania Manufacturers' Association Insurance	12262
		INSURER B: XL Specialty Insurance Co.	37885
		INSURER C: FCCI Insurance Company	10178
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 998831615

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Ded: \$25,000 <input type="checkbox"/> Property Damage GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	GL10010439300	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Total Project Aggr \$ 5,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY Ded: \$350,000	Y	Y	1525751653188	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	UMB10010439400	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC2025751653188	10/1/2025	10/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased/Rented Equipment			UM00201233MA25A	10/1/2025	10/1/2026	Max Per Item Occurrence Deductible \$250,000 \$250,000 \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Excess Liability Policy does not provide coverage over the Auto Liability Policy. Excess Liability is excess General Liability, employee benefits liability and employers' liability policy only.

SR Landscaping, LLC dba Sunrise Landcare

Certificate Holder is Additional Insured as respects to General Liability, Automobile Liability & Excess Liability as required by written contract with the named insured, executed prior to the "bodily injury", "property damage" or "personal and advertising injury". Subject to the terms, conditions and limits as specified in the policies.
 See Attached...

CERTIFICATE HOLDER *For Informational Purposes*	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Licenses and Certifications



Florida State Irrigation License



Florida General Contractors License



IFAS Palm Management



Certified Horticulture Professional



Certified Pest Control Operator

Thank you



Let's Grow
Together!



Scott McDaniel

General Manager

smcdaniel@sunriselandscape.com 239258-1764

EXHIBIT 8

AGENDA

Stoneybrook North CDD — Landscape Bid Scoring Sheet

Landscape and Irrigation Maintenance Services RFP — Evaluation per Attached Criteria

ASI / Everyday			
Pricing		Evaluation Criteria	Points Awarded
Year 1 — Landscape	\$301,080.00	1. Location and Personnel (25 Points) <i>Locations of headquarters/permanent office in relation to project; capabilities and experience of key personnel; present ability to manage work; evaluation of existing workload; proposed staffing levels.</i>	
Year 1 — Irrigation	\$141,414.00		
Year 2 — Landscape	\$301,080.00	2. Experience and Available Equipment (20 Points) <i>Past record and experience in similar projects; volume of work previously performed; past performance for other CDDs; character, integrity, reputation; availability of necessary equipment.</i>	
Year 2 — Irrigation	\$141,414.00		
Year 3 — Landscape	\$310,112.00	3. Understanding of the RFP and Scope of Services (25 Points) <i>Demonstrates understanding of District's needs; includes all requested information (product specs, pricing, scheduling, staffing, qualifications); proposal completed as directed; clearly demonstrates ability to perform.</i>	
Year 3 — Irrigation	\$145,656.00		
		4. Price (30 Points) <i>Full 30 pts awarded to lowest Total Bid Price. Others scored by formula: (Low Bid + Proposer's Bid) × 30.</i>	
Combined Year Average	\$446,918.67	TOTAL SCORE (100 Points Possible)	0

Additional Unit Pricing	
Mulch Installation	\$65 / cubic yard
Seasonal Color Installation	\$3 / plant
Palm Injections	\$75 / palm
Irrigation Repair	\$75 / hr
Plant Replacements / Enhancements	Approval required
Annual Bed Renovation	\$75 / labor hr
Shrub Replacement (1 gal–large)	\$25–\$225
Tree Replacement (up to 6" cal)	\$350–\$1,200
Sod Replacement	\$2.50–\$4.50
Enhanced Bed Weeding	\$45 / labor hr

Florida Commercial Care			
Pricing		Evaluation Criteria	Points Awarded
Year 1 — Landscape	\$300,936.00	1. Location and Personnel (25 Points) <i>Locations of headquarters/permanent office in relation to project; capabilities and experience of key personnel; present ability to manage work; evaluation of existing workload; proposed staffing levels.</i>	
Year 1 — Irrigation	\$15,168.00		
Year 2 — Landscape	\$300,936.00	2. Experience and Available Equipment (20 Points) <i>Past record and experience in similar projects; volume of work previously performed; past performance for other CDDs; character, integrity, reputation; availability of necessary equipment.</i>	
Year 2 — Irrigation	\$15,168.00		
Year 3 — Landscape	\$309,964.08	3. Understanding of the RFP and Scope of Services (25 Points) <i>Demonstrates understanding of District's needs; includes all requested information (product specs, pricing, scheduling, staffing, qualifications); proposal completed as directed; clearly demonstrates ability to perform.</i>	
Year 3 — Irrigation	\$16,128.00		
		4. Price (30 Points) <i>Full 30 pts awarded to lowest Total Bid Price. Others scored by formula: (Low Bid + Proposer's Bid) × 30.</i>	
Combined Year Average	\$319,433.36	TOTAL SCORE (100 Points Possible)	0

Additional Unit Pricing	
Mulch Installation	\$63 / cubic yard
Seasonal Color Installation	\$2.75 / plant
Palm Injections	\$225 / palm
Irrigation Repair	\$79 / hr
Plant Replacements / Enhancements	Approval required

Juniper			
Pricing		Evaluation Criteria	Points Awarded
Year 1 — Landscape	\$173,478.00	1. Location and Personnel (25 Points) <i>Locations of headquarters/permanent office in relation to project; capabilities and experience of key personnel; present ability to manage work; evaluation of existing workload; proposed staffing levels.</i>	
Year 1 — Irrigation	\$25,484.88		
Year 2 — Landscape	\$178,843.00	2. Experience and Available Equipment (20 Points) <i>Past record and experience in similar projects; volume of work previously performed; past performance for other CDDs; character, integrity, reputation; availability of necessary equipment.</i>	
Year 2 — Irrigation	\$26,273.07		
Year 3 — Landscape	\$184,374.00	3. Understanding of the RFP and Scope of Services (25 Points) <i>Demonstrates understanding of District's needs; includes all requested information (product specs, pricing, scheduling, staffing, qualifications); proposal completed as directed; clearly demonstrates ability to perform.</i>	
Year 3 — Irrigation	\$27,085.64		

		4. Price (30 Points)	
		<i>Full 30 pts awarded to lowest Total Bid Price. Others scored by formula: (Low Bid + Proposer's Bid) × 30.</i>	
Combined Year Average	\$205,179.53	TOTAL SCORE (100 Points Possible)	0

Additional Unit Pricing	
Mulch Installation	\$51 / cubic yard
Seasonal Color Installation	\$4.25 / plant
Palm Injections	\$45 / palm
Irrigation Repair	\$75 / hr
Plant Replacements / Enhancements	Approval required
Irrigation Wet Checks	\$21,048.96 / yr (\$1,754.08/mo)

Sunrise				
Pricing		Evaluation Criteria		Points Awarded
Year 1 — Landscape	\$308,718.00	1. Location and Personnel (25 Points)		
Year 1 — Irrigation	\$172,290.00	<i>Locations of headquarters/permanent office in relation to project; capabilities and experience of key personnel; present ability to manage work; evaluation of existing workload; proposed staffing levels.</i>		
Year 2 — Landscape	\$317,979.54	2. Experience and Available Equipment (20 Points)		
Year 2 — Irrigation	\$177,458.70	<i>Past record and experience in similar projects; volume of work previously performed; past performance for other CDDs; character, integrity, reputation; availability of necessary equipment.</i>		
Year 3 — Landscape	\$327,518.93	3. Understanding of the RFP and Scope of Services (25 Points)		
Year 3 — Irrigation	\$182,782.46	<i>Demonstrates understanding of District's needs; includes all requested information (product specs, pricing, scheduling, staffing, qualifications); proposal completed as directed; clearly demonstrates ability to perform.</i>		
		4. Price (30 Points)		
		<i>Full 30 pts awarded to lowest Total Bid Price. Others scored by formula: (Low Bid + Proposer's Bid) × 30.</i>		
Combined Year Average	\$495,582.54	TOTAL SCORE (100 Points Possible)	0	

Additional Unit Pricing	
Mulch Installation	\$72 / cubic yard
Seasonal Color Installation	\$5.77 / plant
Palm Injections	\$60 / palm
Irrigation Repair	\$65 / hr
Plant Replacements / Enhancements	Approval required

EXHIBIT 9

AGENDA

Stoneybrook Community Development District

Summary Financial Statements (Unaudited)

February 28, 2026

Stoneybrook North CDD
Balance Sheet
February 28, 2026

	General Fund	Debt Service 2017 A1	Debt Service 2017 A3	Debt Service 2022	Construction Funds	TOTAL
1 ASSETS:						
2 CASH - OPERATING ACCTS	\$ 493,071	\$ -	\$ -	\$ -	\$ -	\$ 493,071
3 CASH - OPERATING ACCTS-RESTRICTED DEBT SERVICE	446,152	-	-	-	-	446,152
4 CASH - OPERATING ACCTS-RESERVED GAP LOAN REPAYMENT	367,290	-	-	-	-	367,290
5 CASH - REQUIRED RESERVE GAP LOAN	14,181	-	-	-	-	14,181
6 CASH - CONSTRUCTION	-	-	-	-	2	2
7 INVESTMENTS:						
8 REVENUE TRUST FUND	-	109,550	5,032	50,878	-	165,459
9 INTEREST FUND	-	-	-	15,402	-	15,402
10 RESERVE FUND	-	281,094	203,863	259,331	-	744,288
11 PREPAYMENT FUND	-	-	-	503,056	-	503,056
12 OPTIONAL REDEMPTION	-	-	1	-	-	1
13 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
14 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-
15 ASSESSMENTS RECEIVABLE - OFF ROLL	2,465	-	-	-	-	2,465
16 ACCRUED REVENUE	-	-	-	-	-	-
17 DUE FROM GENERAL FUND	-	290,843	-	155,310	-	446,152
18 DEPOSITS	17,200	-	-	-	-	17,200
19 PREPAID ITEMS	20,040	-	-	-	-	20,040
20 TOTAL ASSETS	\$ 1,360,398	\$ 681,487	\$ 208,895	\$ 983,976	\$ 2	\$ 3,234,758
21 LIABILITIES:						
22 ACCOUNTS PAYABLE	\$ 30,223	\$ -	\$ -	\$ -	\$ -	\$ 30,223
23 DUE TO OTHER FUNDS	-	-	-	-	-	-
24 ACCRUED EXPENSES	12,937	-	-	-	-	12,937
25 DEFERRED REVENUE ON-ROLL	-	-	-	-	-	-
26 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-	-
27 OTHER LIABILITIES:						
28 DUE TO DS	446,152	-	-	-	-	446,152
29 DEVELOPER INTERIM FUNDING PAYABLE	29,278	-	-	-	-	29,278
30 FUND BALANCE:						
31 NON SPENDABLE	37,240	-	-	-	-	37,240
32 RESTRICTED FOR DEBT SERVICE	-	681,487	208,895	983,976	-	1,874,358
33 RESTRICTED FOR GAP LOAN	14,066	-	-	-	-	14,066
34 CONSTRUCTION FUND	-	-	-	-	2	2
35 UNASSIGNED	790,503	-	-	-	-	790,503
36 TOTAL LIABILITIES & FUND BALANCE	\$ 1,360,398	\$ 681,487	\$ 208,895	\$ 983,976	\$ 2	\$ 3,234,758

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUES - ON ROLL	\$ 841,662	\$ 757,496	\$ 870,124	\$ 112,628
3 DEVELOPER FUNDING REVENUES	594,709	247,795	16,422	(231,373)
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	116	116
6 MISC REVENUE	-	-	-	-
7 GAP LOAN PROCEEDS - OTHER FINANCING SOURCES	367,290	367,290	367,290	-
8 REIMBURSEMENT FOR SECURITY	-	-	-	-
9 TOTAL REVENUE	<u>\$ 1,803,661</u>	<u>\$ 1,372,581</u>	<u>\$ 1,253,953</u>	<u>\$ (118,629)</u>
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
13 PAYROLL TAXES	918	383	275	
14 PAYROLL SERVICES	490	204	200	4
15 TRAVEL PER DIEM	1,000	417	478	(61)
16 MANAGEMENT CONSULTING SERVICES	48,000	20,000	20,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	1,875	1,875	-
18 PLANNING AND COORDINATING SERVICES	19,000	7,917	7,917	-
19 ACCOUNTING SERVICES	-	-	-	-
20 ADMINISTRATIVE SERVICES	3,600	1,500	1,500	-
21 BANK FEES	150	63	-	63
22 MISCELLANEOUS	500	208	372	(163)
23 AUDITING SERVICES	4,400	-	-	-
24 INSURANCE	60,760	25,317	20,632	4,685
25 REGULATORY AND PERMIT FEES	175	175	175	-
26 LEGAL ADVERTISEMENTS	1,500	625	1,140	(515)
27 ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)
28 LEGAL SERVICES	12,000	5,000	11,416	(6,416)
29 WEBSITE HOSTING	2,015	840	840	-
30 MEETING ROOM RENTAL	1,200	500	1,080	(580)
31 ADMINISTRATIVE CONTINGENCY	10,750	4,479	69	4,410
32 TOTAL GENERAL ADMINISTRATIVE	<u>186,958</u>	<u>78,501</u>	<u>78,119</u>	<u>276</u>

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
33 DEBT ADMINISTRATION				
34 DISSEMINATION AGENT	11,000	4,583	625	3,958
35 TRUSTEE FEES	11,814	4,923	4,611	311
36 TRUST FUND ACCOUNTING	3,000	1,250	1,250	-
37 DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-
38 ARBITRAGE	1,425	594	475	119
39 GAP LOAN REPAYMENT	367,290	-	-	-
40 GAP LOAN REQUIRED RESERVE	14,065	14,065	14,066	(1)
41 GAP LOAN - COST OF ISSUANCE	8,198	8,198	8,198	-
42 GAP LOAN INTEREST	14,075	-	-	-
43 TOTAL DEBT ADMINISTRATION	<u>430,867</u>	<u>33,613</u>	<u>29,225</u>	<u>4,387</u>
44 PHYSICAL ENVIRONMENT				
45 STREETPOLE LIGHTING (170 Solar Streetlights)	251,616	104,840	52,958	51,883
46 ELECTRICITY (IRRIGATION & POND PUMPS)	71,568	29,820	12,236	17,584
47 RUST CONTROL	38,400	16,000	16,096	(96)
48 COMPREHENSIVE FIELD SERVICES	15,000	6,250	6,250	-
49 WATER	400	167	79	87
50 LANDSCAPING MAINTENANCE	338,000	140,833	144,625	(3,792)
51 IRRIGATION MAINTENANCE	155,400	64,750	47,850	16,900
52 NPDES MONITORING	5,400	2,250	-	2,250
53 POND MAINTENANCE	55,000	22,917	21,961	955
54 POND AERATION	25,000	10,417	-	10,417
55 GATE MAINTENANCE	22,160	9,233	6,340	2,893
56 GATE ACCESS & FOBS	6,000	2,500	-	2,500
57 GATE SYSTEM ENHANCEMENTS	24,000	10,000	5,235	4,765
58 PET WASTE REMOVAL	7,230	3,013	3,848	(835)
59 HOLIDAY DECORATIONS	15,000	10,400	10,400	-
60 PRESSURE WASHING	10,000	4,167	-	4,167
61 ENTRY BRIDGE FEATURES	65,000	27,083	-	27,083
62 PRESERVE MAINTENANCE	17,000	7,083	-	7,083
63 PHYSICAL ENVIRONMENT CONTINGENCY	63,662	26,526	20,830	5,696
64 TOTAL PHYSICAL ENVIRONMENT	<u>1,185,836</u>	<u>498,248</u>	<u>348,708</u>	<u>149,540</u>
65 TOTAL EXPENDITURES	<u>1,803,661</u>	<u>610,362</u>	<u>456,052</u>	<u>154,310</u>
66 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>762,219</u>	<u>797,901</u>	<u>35,682</u>
57 TRANSFER IN			-	

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
58 FUND BALANCE - BEGINNING			29,842	
59 REQUIRED RESERVE GAP LOAN			14,066	
60 FUND BALANCE - ENDING			<u>\$ 841,808</u>	

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 281,094	\$ 290,801	\$ 9,707
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	6,894	6,894
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,094	297,694	16,601
8 DEBT SERVICE:			
9 INTEREST EXPENSE			-
10 NOVEMBER 1, 2025	97,188	99,188	(2,000)
11 MAY 1, 2026	97,188	-	97,188
12 PREPAYMENT	-	-	-
13 PRINCIPAL RETIREMENT	-	-	-
14 PRINCIPAL PAYMENT			
15 NOVEMBER 1, 2025	85,000	80,000	5,000
16 TOTAL EXPENDITURES	279,375	179,188	100,188
17 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,719	\$ 118,507	\$ 116,788
18 OTHER FINANCING SOURCES (USES)			
19 BOND PROCEEDS	-	-	-
20 TRANSFER IN	-	-	-
21 TRANSFER OUT (USES)	-	-	-
22 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
23 FUND BALANCE - BEGINNING		562,980	
24 FUND BALANCE - ENDING		\$ 681,487	\$ 681,487

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-3
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	203,863	98,473	(105,389)
4 INTEREST	-	3,152	3,152
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	203,863	101,625	(102,238)
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			
11 NOVEMBER 1, 2025	101,931	101,931	-
12 MAY 1, 2026	101,931	-	101,931
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2025	-	-	-
17 TOTAL EXPENDITURES	203,863	101,931	101,931
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (306)	\$ (306)
19 OTHER FINANCING SOURCES (USES)			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
23 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
24 FUND BALANCE - BEGINNING		209,202	
25 FUND BALANCE - ENDING		\$ 208,896	

Stoneybrook North CDD
Debt Service Fund - Series 2022
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 150,250	\$ 155,298	\$ 5,048
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	131,894	80,047	(51,847)
4 INTEREST	-	8,963	8,963
5 LOT CLOSINGS	-	57,904	57,904
6 PREPAYMENT REVENUE	-	499,658	499,658
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
8 TOTAL REVENUE	282,144	801,869	519,725
9 DEBT SERVICE:			
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
11 INTEREST EXPENSE			
12 NOVEMBER 1, 2025	112,584	114,097	(1,513)
13 FEBRUARY 1, 2026	-	308	(308)
14 MAY 1, 2026	112,584	-	112,584
15 PREPAYMENT	-	315,000	(315,000)
16 PRINCIPAL PAYMENT			
17 NOVEMBER 1, 2024	55,000	55,000	-
18 TOTAL EXPENDITURES	280,169	484,405	(204,236)
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,975	\$ 317,464	\$ 315,489
20 OTHER FINANCING SOURCES (USES)			
21 BOND PROCEEDS	-	-	-
22 TRANSFER IN	-	-	-
23 TRANSFER OUT (USES)	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
25 FUND BALANCE - BEGINNING		666,512	
26 FUND BALANCE - ENDING		\$ 983,976	

Stoneybrook North CDD
Cash Reconciliation - General Fund
February 28, 2026

		Bank United (Operating Acct)
Balance Per Bank Statement	\$	1,312,330.63
Plus: Deposits/transfers in transit		
Less: Outstanding Checks		(5,817.45)
<i>Adjusted Bank Balance</i>	\$	<u>1,306,513.18</u>
Beginning Cash Balance Per Books	\$	1,359,111.43
Cash Deposits		24,374.50
Cash Disbursements		(76,972.75)
<i>Balance Per Books</i>	\$	<u>1,306,513.18</u>

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
09/30/2025		EOY BALANCE		27,943.34	3,365.11	14,915.87
10/1/2025		DIBARTOLOMEO,MCBEE,HARTLEY & BAR	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025		Solitude Lake Management	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025		US Bank	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025	100125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,629.77		12,286.10
10/3/2025		North Brook Holdings			148,204.83	160,490.93
10/3/2025		North Brook Holdings			7,708.00	168,198.93
10/3/2025		North Brook Holdings			774.51	168,973.44
10/6/2025	100476	Kai Connected, LLC	Invoice: 4759 (Reference: Professional Management Services-Sep 2025.)	6,550.00		162,423.44
10/6/2025	100477	Gig Fiber, LLC - Streetleaf	Invoice: 5026 (Reference: Solar Equipment Lease Income-Aug 2025.) Invoice: 5027 (Reference: Sol	21,183.00		141,240.44
10/6/2025	100478	US Bank	Invoice: 7871614 (Reference: Trustee, Incidental Expenses.)	6,411.13		134,829.31
10/6/2025	100479	Arbitrage Rebate Counselors	Invoice: 090625- (Reference: Annual Arbitrage Report for the period July 27, 2023 to July 27 2024.	475.00		134,354.31
10/6/2025	100480	Business Observer	Invoice: 25-03441L (Reference: Notice of Meetings-Legal Advertising-Sep 2025.)	91.88		134,262.43
10/6/2025	100481	Straley Robin Vericker	Invoice: 27099 (Reference: For Professional Services Rendered Through August 31, 2025.) Invoice	2,578.50		131,683.93
10/6/2025	100482	Kai	Invoice: 20938 (Reference: Service Area Service Area CDD.)	1,158.00		130,525.93
10/6/2025	100483	Suncoast Rust Control, Inc.	Invoice: 08156 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	6,400.00		124,125.93
10/6/2025	100484	4K's Construction Cleanup LLC	Invoice: STREET SIGN RE081425 (Reference: DESIGN AND INSTALL 2 STREET SIGNS. SWELL BROOKS CT/CRONI	560.00		123,565.93
10/6/2025	100485	ECS Integrations LLC	Invoice: 102895 (Reference: TROUBLE SHOOT GATE MOTOR AT RESIDENCE GATE FOUND GEAR BOX TO BE LEAKIN	2,290.00		121,275.93
10/8/2025	100486	Solitude Lake Management		19,838.61		101,437.32
10/15/2025	100487	Sunrise Landscape	Invoice: 286720 (Reference: Irrigation Calls and Repairs during July for Phase 3 (Stoneybrook Nort	15,058.71		86,378.61
10/16/2025	100488	Sunrise Landscape	Invoice: 286729 (Reference: Landscape Labor and materials per island.)	13,600.00		72,778.61
10/16/2025	100489	Kai	Invoice: 21129 (Reference: Ramp Stoneybrook North FedEx.)	26.79		72,751.82
10/20/2025	102025ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		72,735.97
10/21/2025	100490	Sunrise Landscape	Invoice: 286638 (Reference: Landscape Maintenance - August 2025.) Invoice: 286639 (Reference: C	50,753.00		21,982.97
10/30/2025	126		FY25 Excess Fees		132.34	22,115.31
10/30/2025	126		FY25 Excess Fees	53.41		22,061.90
10/30/2025	166		interest allocation - tax assessments		1,720.19	23,782.09
10/30/2025	166		interest allocation - tax assessments	694.20		23,087.89
10/30/2025	126		FY25 Excess Fees		53.41	23,141.30
10/30/2025	166		interest allocation - tax assessments		694.20	23,835.50
10/31/2025	38	DOUG DRAPER	10/28/25 BOS meeting	70.00		23,765.50
10/31/2025	39	Lori Price	VOID: 10/28/25 BOS meeting- error not paid			23,765.50
10/31/2025	103125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,429.06		21,336.44
10/31/2025	162			1,152.40		20,184.04
10/31/2025		EOM BALANCE		154,019.31	159,287.48	20,184.04
11/3/2025	300047	IPFS Corporation	Invoice: GAA.D81434-1 (Reference: Payment-1.)	2,458.72		17,725.32
11/12/2025		North Brook Holdings			20,012.14	37,737.46
11/12/2025	128		to book assessments received from county		10,429.63	48,167.09
11/12/2025	128		to book assessments received from county	3,533.97		44,633.12
11/12/2025	128		to book assessments received from county		3,533.97	48,167.09
11/13/2025	WIRE111325	Egis Insurance Advisors, LLC	Invoice: 30378 (Reference: Policy #100125269 10/01/2025-10/01/2026 Florida Insurance Alliance.)	20,012.14		28,154.95
11/14/2025		Brightwater Master Homeowners Association			27,431.00	55,585.95
11/14/2025	100491	Sunrise Landscape	Invoice: 286636 (Reference: Landscape Maintenance - Stoneybrook North (Phase III) - August 2025.	23,986.00		31,599.95
11/14/2025	100492	DIBARTOLOMEO,MCBEE,HARTLEY & BAR	Invoice: 90113641 (Reference: Services rendered regarding audited financial statements for the yea	3,850.00		27,749.95
11/14/2025	100493	Straley Robin Vericker	Invoice: 27256 (Reference: For Professional Services Rendered Through September 30, 2025.) Invo	681.00		27,068.95
11/14/2025	100494	4K's Construction Cleanup LLC	Invoice: POP ASH CREEK CULVER (Reference: STRING TRIM NORTH AND SOUTH END OF POP ASH CREEK..)	3,900.00		23,168.95
11/14/2025	100495	SchoolNow	Invoice: INV-SN-978 (Reference: Community Development District (CDD) governmental unit management	1,515.00		21,653.95
11/19/2025		North Brook Holdings			219.00	21,872.95
11/19/2025	111925ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		21,857.10
11/21/2025	100496	Kai	Invoice: 21318 (Reference: Ramp-Stoneybrook North CDD - 10.28.25 Meeting Hotel.)	180.00		21,677.10
11/21/2025	100497	Kai Connected, LLC	Invoice: 4795 (Reference: Aug-Professional Management, Website Management, General Adm,Website Man	6,550.00		15,127.10
11/21/2025	100498	Sunrise Landscape	Invoice: 20 45008 (Reference: #24046 - Landscape Maintenance Contract - StoneyBrook North CDD Outs	3,245.00		11,882.10

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
11/21/2025	100499	Suncoast Rust Control, Inc.	Invoice: 08321 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		8,682.10
11/21/2025	100500	ECS Integrations LLC	Invoice: 103134 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quarter	2,295.00		6,387.10
11/21/2025	100501	Solitude Lake Management	Invoice: PS1209228 (Reference: Annual Maintenance-Oct 2025 Billing.)	1,628.70		4,758.40
11/21/2025	129		to book assessments received from county		104,478.77	109,237.17
11/21/2025	129		to book assessments received from county	35,401.46		73,835.71
11/21/2025	129		to book assessments received from county		35,401.46	109,237.17
11/25/2025	ACH	Dept of Economic Opportunity	Invoice: 93279 (Reference: Annual Fee.)	175.00		109,062.17
11/30/2025		EOM BALANCE		112,627.84	201,505.97	109,062.17
12/2/2025	120225ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	1,450.30		107,611.87
12/2/2025	300050	IPFS Corporation	Invoice: GAA-D81434-2 (Reference: Payment-2.)	2,458.72		105,153.15
12/3/2025	100502	Business Observer	Invoice: 25-04450L (Reference: Legal Advertising-Notice of Public Hearings to Consider the Adoptio	1,071.88		104,081.27
12/3/2025	100503	Lee County Property Appraisers Office	Invoice: 013301 (Reference: 2025 Non Ad Valorem Roll.)	368.00		103,713.27
12/3/2025	100504	Straley Robin Vericker	Invoice: 27422 (Reference: For Professional Services Rendered Through October 31, 2025.) Invoice	5,974.59		97,738.68
12/3/2025	100505	Kai	Invoice: 21348 (Reference: Service Area Service Area CDD-Nov 2025.)	1,250.00		96,488.68
12/3/2025	100506	Global Security	Invoice: 9703 (Reference: Services Provide Security Services on October 31, 2025..)	894.60		95,594.08
12/3/2025	100507	Kai Connected, LLC	Invoice: 4835 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		89,044.08
12/3/2025	100508	Sunrise Landscape	Invoice: 20 45009 (Reference: #24047 - Landscape Maintenance Contract - StoneyBrook North CDD (Ph	39,457.00		49,587.08
12/3/2025	100509	Gig Fiber, LLC - Streetleaf	Invoice: 5406 (Reference: Solar Equipment Lease Income-Oct 2025.) Invoice: 5407 (Reference: Sol	21,183.00		28,404.08
12/3/2025	100510	Solitude Lake Management	Invoice: PS1216502 (Reference: Annual Maintenance-Nov2025 Billing.)	1,628.70		26,775.38
12/3/2025	100511	Arbitrage Rebate Counselors	Invoice: 110325- (Reference: Annual Arbitrage Report for the period Oct 18, 2024 to Oct 18 2025.	475.00		26,300.38
12/3/2025	100512	Disclosure Technology Services, LLC	Invoice: 1628 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosur	1,500.00		24,800.38
12/3/2025	100513	Suncoast Rust Control, Inc.	Invoice: 08630 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		21,600.38
12/3/2025	100514	ECS Integrations LLC	Invoice: 103144 (Reference: Gate Management (North, Resident)-Oct 2025.) Invoice: 103207 (Refer	5,590.00		16,010.38
12/11/2025	130		to book assessments received from county		925,132.95	941,143.33
12/11/2025	130		to book assessments received from county	313,470.97		627,672.36
12/11/2025	130		to book assessments received from county		313,470.97	941,143.33
12/15/2025	100515	Stantec Consulting Services Inc.	Invoice: 2480620 (Reference: 2025 FY General Cons General Consulting Professional services.) In	6,209.00		934,934.33
12/15/2025	100516	Gig Fiber, LLC - Streetleaf	Invoice: 5863 (Reference: Solar Equipment Lease Income-Dec 2025.) Invoice: 5864 (Reference: Sol	10,591.50		924,342.83
12/15/2025	100517	Kai Connected, LLC	Invoice: 4877 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		917,792.83
12/15/2025	100518	Sunrise Landscape	Invoice: 20 47990 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	40,271.12		877,521.71
12/15/2025	100519	Kai	Invoice: 21528 (Reference: ervice Area Service Area CDD.) Invoice: 21627 (Reference: Ramp 12.5.	1,430.00		876,091.71
12/15/2025	100520	ECS Integrations LLC	Invoice: 103317 (Reference: INSTALL NEW CLUTCH KEY FOR VIKING MOTOR FOR NORTH EXIT GATE. TH25922-N	355.00		875,736.71
12/15/2025	100521	Trimmers Holiday Decor, Inc.	Invoice: 9713 (Reference: 50% Deposit Holiday Decorating.)	5,200.00		870,536.71
12/15/2025	162	Engage PEO		941.80		869,594.91
12/15/2025	162	DOUG DRAPER	12/5/25 BOS Meeting Ira Draper Ck # 40	184.70		869,410.21
12/16/2025	121625ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		869,394.36
12/16/2025	300051	IPFS Corporation	Invoice: GAA-D81434-3 (Reference: Payment-3.)	2,458.72		866,935.64
12/16/2025	163		to book assessments received from county		75,579.58	942,515.22
12/16/2025	163		to book assessments received from county	25,609.30		916,905.92
12/16/2025	163		to book assessments received from county		25,609.30	942,515.22
12/19/2025	100522	Sunrise Landscape	Invoice: 20 50718 (Reference: #31539 - Valve and Filter Cleanings - Phase 3 - November 2025.)	3,600.00		938,915.22
12/19/2025	100523	Kai	Invoice: 21142 (Reference: Service Area Service Area CDD -Oct 2025.)	1,250.00		937,665.22
12/22/2025	100524	Stantec Consulting Services Inc.	Invoice: 2499337 (Reference: Stoneybrook North CDD General Consulting Services-2026FY Gen Cons.)	3,931.75		933,733.47
12/22/2025	100525	Straley Robin Vericker	Invoice: 27595 (Reference: For Professional Services Rendered Through November 30, 2025.)	742.00		932,991.47
12/24/2025	163		to book assessments received from county		172,867.78	1,105,859.25
12/24/2025	163		to book assessments received from county	58,574.32		1,047,284.93
12/24/2025	163		to book assessments received from county		58,574.32	1,105,859.25
12/26/2025	162				345,026.97	1,450,886.22
12/31/2025	100526	Suncoast Rust Control, Inc.	Invoice: 08835 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,447,686.22
12/31/2025	100527	US Bank	Invoice: 7981563 (Reference: Trustee, Incidental Expenses.)	4,756.13		1,442,930.09
12/31/2025	100528	Sunrise Landscape	Invoice: 20 50064 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	35,328.00		1,407,602.09
12/31/2025	100529	Business Observer	Invoice: 25-05009L (Reference: Meeting Notice-Legal Advertising-Dec 2025.)	67.81		1,407,534.28

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
12/31/2025	123125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,263.32		1,404,270.96
12/31/2025	162	Engage PEO	12/19/25 BOS Meeting	926.57		1,403,344.39
12/31/2025	162	Engage PEO	12/19/25 BOS Meeting Ira Draper Ck # 40			1,403,344.39
12/31/2025		EOM BALANCE		621,979.65	1,916,261.87	1,403,344.39
1/6/2026	100530	Trimmers Holiday Decor, Inc.	Invoice: 9714 (Reference: Balance Due Holiday Decorating.)	5,200.00		1,398,144.39
1/6/2026	100531	Kai Connected, LLC	Invoice: 4918 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		1,391,594.39
1/9/2026	100532	Gig Fiber, LLC - Streetleaf	Invoice: 6070 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_January 2026.	10,591.50		1,381,002.89
1/9/2026	100533	Kai	Invoice: 21776 (Reference: Ramp Special Meeting (Hotel Room) ,fedex-Dec 2025.)	183.51		1,380,819.38
1/9/2026	100534	Sunrise Landscape	Invoice: 20 52380 (Reference: Irrigation Repairs - 12/31/2025.) Invoice: 20 52381 (Reference: I	19,194.73		1,361,624.65
1/9/2026	100535	Suncoast Rust Control, Inc.	Invoice: 08847 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,358,424.65
1/9/2026	100536	ECS Integrations LLC	Invoice: 103463 (Reference: Gate Management (North, Resident)-Jan 2026.) Invoice: 103498 (Refer	2,895.00		1,355,529.65
1/13/2026	100537	ECS Integrations LLC	Invoice: 103505 (Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY Jan 2026.)	480.00		1,355,049.65
1/13/2026	300052	IPFS Corporation	Invoice: GAA-D81434-4 (Reference: Payment-4.)	2,458.72		1,352,590.93
1/13/2026	164		to book assessments received from county		23.24	1,352,614.17
1/13/2026	164		to book assessments received from county	7.87		1,352,606.30
1/13/2026	164		to book assessments received from county		7.87	1,352,614.17
1/14/2026	100538	Kai	Invoice: 21794 (Reference: Ramp Jan. 7, 2026 meeting room hotel - .)	180.00		1,352,434.17
1/14/2026	164		to move funds for GAP loan repayment	367,290.00		985,144.17
1/14/2026	164		to move funds for GAP loan repayment		367,290.00	1,352,434.17
1/16/2026	165		to book assessments received from county		7,785.28	1,360,219.45
1/16/2026	165		to book assessments received from county	2,637.96		1,357,581.49
1/16/2026	165		to book assessments received from county		2,637.96	1,360,219.45
1/20/2026	010226ACH	Lee County Utilities	VOID: LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD - ACH did not clear bank			1,360,219.45
1/20/2026	012026ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		1,360,203.60
1/27/2026	100539	Straley Robin Vericker	Invoice: 27822 (Reference: For Professional Services Rendered Through December 31, 2025.)	2,103.95		1,358,099.65
1/30/2026	162	Engage PEO	12/19/25 BOS Meeting	1,092.17		1,357,007.48
1/30/2026	162	DOUG DRAPER	12/19/25 BOS Meeting Ira Draper Ck # 41	185.60		1,356,821.88
01/30/2026		EOM BALANCE		424,266.86	377,744.35	1,356,821.88
2/3/2026	100540	Solitude Lake Management	Invoice: PS1223448 (Reference: Annual Maintenance-December Billing-12/1/2025 - 12/31/2025.) Inv	3,257.40		1,353,564.48
2/3/2026	100541	Sunrise Landscape	Invoice: 20 52307 (Reference: #24047 - Landscape Maintenance Contract - StoneyBrook North CDD (Ph	9,234.00		1,344,330.48
2/3/2026	100542	Kai	Invoice: 21893 (Reference: Ramp 1.27.26 Meeting room hotel -Jan 2026.)	360.00		1,343,970.48
2/3/2026	100543	Sunrise Landscape	Invoice: 20 52306 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	17,744.00		1,326,226.48
2/4/2026	020426ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	2,463.28		1,323,763.20
2/6/2026	100544	Kai Connected, LLC	Invoice: 4970 (Reference: Professional Management, Website Management, General Adm,Website Managem	9,050.00		1,314,713.20
2/9/2026	100545	Kai	Invoice: 22002 (Reference: Office Supplies zenwork 1099 file-Jan 2026.)	69.20		1,314,644.00
2/11/2026	100546	Suncoast Rust Control, Inc.	Invoice: 09049 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,296.00		1,311,348.00
2/11/2026	100547	Gig Fiber, LLC - Streetleaf	Invoice: 6291 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_Feb 2026.)	10,591.50		1,300,756.50
2/12/2026	165		to book assessments received from county		18,205.70	1,318,962.20
2/12/2026	165		to book assessments received from county	6,168.80		1,312,793.40
2/12/2026	165		to book assessments received from county		6,168.80	1,318,962.20
2/13/2026	100548	Sunrise Landscape	Invoice: 20 54675 (Reference: Pet Waste Station Servicing - January 2026.)	836.50		1,318,125.70
2/13/2026	300053	IPFS Corporation	Invoice: GAA-D81434-5 (Reference: Payment-5.)	2,458.72		1,315,666.98
2/18/2026	021826ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		1,315,651.13
2/18/2026	100549	Straley Robin Vericker	Invoice: 27903 (Reference: For Professional Services Rendered Through January 31, 2026.)	2,595.50		1,313,055.63
2/18/2026	100550	Sunrise Landscape	Invoice: 20 54674 (Reference: Valve at south entrance cleaned and still continued to stay stuck on	4,188.75		1,308,866.88
2/18/2026	100551	ECS Integrations LLC	Invoice: 103648 (Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS -	725.00		1,308,141.88
2/27/2026	100552	Solitude Lake Management	Invoice: PS1236665 (Reference: Annual Maintenance-February Billing-2/1/2026 - 2/28/2026.)	1,628.70		1,306,513.18
02/28/2026		EOM BALANCE		74,683.20	24,374.50	1,306,513.18

Stoneybrook CDD
 Negative Variance Report
 2/28/2026

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
TRAVEL PER DIEM	1,000	417	478	(61)	mileage paid to BOS - two meetings in January
MISCELLANEOUS	500	208	372	(163)	Lee county property taxes
LEGAL ADVERTISEMENTS	1,500	625	1,140	(515)	legal notice to consider adoption of policies \$1072
ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)	General consulting services paid to Stantec Consulting
LEGAL SERVICES	12,000	5,000	11,416	(6,416)	General legal services and boundary amendment meeting paid to Straley Robin Vericker
MEETING ROOM RENTAL	1,200	500	1,080	(580)	\$180 meeting room per month; \$360 meeting room second Jan BOS meeting
LANDSCAPING MAINTENANCE	338,000	140,833	144,625	(3,792)	Landscaping maintenace \$30,223 per month Oct-Dec; \$20,989 per mo Jan-current
PET WASTE REMOVAL	7,230	3,013	3,848	(835)	Amount billed from Sunrise Landscape for pet waste removal. Average monthly bill \$725
RUST CONTROL	38,400	16,000	16,096	(96)	Monthly bill increased in Feb \$96 per month

Stoneybrook North CDD
Check Detail
February 2026

Type	Num	Date	Name	Memo	Paid Amount
Check	Wire	02/28/2026	North Brook Holding, LLC	REQ 2022-014	
				REQ 2022-014	-100.08
TOTAL					-100.08
Bill Pmt -Check	020426ACH	02/04/2026	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	
Bill	020426-7798...	02/04/2026		LEE COUNTY ACH 7798579239 Stoneybrook North CDD	-2,463.28
TOTAL					-2,463.28
Bill Pmt -Check	021826ACH	02/18/2026	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	
Bill	021826-7798...	02/18/2026		LEE COUNTY ACH 7798579239 Stoneybrook North CDD	-15.85
TOTAL					-15.85
Bill Pmt -Check	100540	02/03/2026	Solitude Lake Management	Invoice: PS123448 (Reference: Annual Maintenance-December Billing-12/1/2025 - 12/31/2025.) I... Reference: Annual Maintenance-December Billing-12/1/2025 - 12/31/2025. https://clientname(FILL... Reference: Annual Maintenance-January Billing-1/1/2026 - 1/31/2026. https://clientname(FILL.IN)...	
Bill	PS123448	12/01/2025			-1,628.70
Bill	PS1230217	01/01/2026			-1,628.70
TOTAL					-3,257.40
Bill Pmt -Check	100541	02/03/2026	Sunrise Landscape	Invoice: 20 52307 (Reference: #24047 - Landscape Maintenance Contract - Stoneybrook North CDD (P... Reference: #24047 - Landscape Maintenance Contract - Stoneybrook North CDD (Ph III) January 2026...	
Bill	20 52307	01/01/2026			-9,234.00
TOTAL					-9,234.00
Bill Pmt -Check	100542	02/03/2026	Kai	Invoice: 21893 (Reference: Ramp 1.27.26 Meeting room hotel -Jan 2026.) Reference: Ramp 1.27.26 Meeting room hotel -Jan 2026. https://clientname(FILLIN).payableslockbo...	
Bill	21893	01/01/2026			-360.00
TOTAL					-360.00
Bill Pmt -Check	100543	02/03/2026	Sunrise Landscape	Invoice: 20 52306 (Reference: #23949 - Landscape Maintenance Contract - Stoneybrook North CDD Ph... Landscaping services 2024	
Bill	20 52306	01/01/2026			-17,744.00
TOTAL					-17,744.00
Bill Pmt -Check	100544	02/06/2026	Kai Connected, LLC	Invoice: 4970 (Reference: Professional Management, Website Management, General Adm,Website Manag... Reference: CDD Field Services Field Services -Feb 2026. https://clientname(FILLIN).payableslock... Reference: CDD Field Services Field Services-Feb 2026. https://clientname(FILLIN).payableslockb... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ... Reference: Professional Management, Website Management, General Adm,Website Management, Planning ...	
Bill	4991	01/01/2026			-1,250.00
Bill	4990	02/01/2026			-1,250.00
Bill	4970	02/01/2026			-4,000.00
					-375.00
					-300.00
					-41.67
					-1,583.33
					-250.00
TOTAL					-9,050.00
Bill Pmt -Check	100545	02/09/2026	Kai	Invoice: 22002 (Reference: Office Supplies zenwork 1099 file-Jan 2026.) Reference: Office Supplies zenwork 1099 file-Jan 2026. https://clientname(FILLIN).payableslockb...	
Bill	22002	01/27/2026			-69.20
TOTAL					-69.20

**Stoneybrook North CDD
Check Detail
February 2026**

Type	Num	Date	Name	Memo	Paid Amount
Bill Pmt -Check	100546	02/11/2026	Suncoast Rust Control, Inc.	Invoice: 09049 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...	
Bill	09049	02/01/2026		Reference: Commercial: Monthly water treatment (iron/rust) and service fee for previous month.-F...	-3,296.00
TOTAL					-3,296.00
Bill Pmt -Check	100547	02/11/2026	Gig Fiber, LLC - Streetleaf	Invoice: 6291 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_Feb 2026.)...	
Bill	6292	02/01/2026		Reference: Solar Equipment Lease Income Stoneybrook North CDD - Phase 3A and Collector_Feb 2026...	-2,300.00
Bill	6291	02/01/2026		Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_Feb 2026. https://clientna...	-8,291.50
TOTAL					-10,591.50
Bill Pmt -Check	100548	02/13/2026	Sunrise Landscape	Invoice: 20 54675 (Reference: Pet Waste Station Servicing - January 2026.)	
Bill	20 54675	02/05/2026		Pet waste station Labor to service and replace pet waste bags and liners Proposal# 4421 Rate of...	-836.50
TOTAL					-836.50
Bill Pmt -Check	100549	02/18/2026	Straley Robin Vericker	Invoice: 27903 (Reference: For Professional Services Rendered Through January 31, 2026.)	
Bill	27903	02/12/2026		Reference: For Professional Services Rendered Through January 31, 2026. https://clientname(FILL...	-2,595.50
TOTAL					-2,595.50
Bill Pmt -Check	100550	02/18/2026	Sunrise Landscape	Invoice: 20 54674 (Reference: Valve at south entrance cleaned and still continued to stay stuck ...	
Bill	20 54674	02/05/2026		Reference: Valve at south entrance cleaned and still continued to stay stuck on. Replaced valve ...	-2,539.53
Bill	20 54670	02/05/2026		Reference: #33304 - Irrigation Repairs Phase 3-Irrigation Repairs - 01/07/2026. https://clientn...	-1,649.22
TOTAL					-4,188.75
Bill Pmt -Check	100551	02/18/2026	ECS Integrations LLC	Invoice: 103648 (Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS ...	
Bill	103648	02/10/2026		Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS - ADJUST AND TEST...	-725.00
TOTAL					-725.00
Bill Pmt -Check	100552	02/27/2026	Solitude Lake Management	Invoice: PS1236665 (Reference: Annual Maintenance-February Billing-2/1/2026 - 2/28/2026.)	
Bill	PS1236665	02/01/2026		Reference: Annual Maintenance-February Billing-2/1/2026 - 2/28/2026. https://clientname(FILLIN)...	-1,628.70
TOTAL					-1,628.70
Bill Pmt -Check	300053	02/13/2026	IPFS Corporation	Invoice: GAA-D81434-5 (Reference: Payment-5.)	
Bill	GAA-D81434...	02/13/2026		Reference: Payment-5. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx...	-2,458.72
TOTAL					-2,458.72
Check	110920426	02/28/2026	RDA Consulting Engineers, LLC	REQ 2017-53	
TOTAL				REQ 2017-53	-47.44
Check	110920428	02/09/2026	RDA Consulting Engineers, LLC	REQ 2017B-36	
TOTAL				REQ 2017B-36	-239.75

Stoneybrook North CDD
Check Detail
February 2026

Type	Num	Date	Name	Memo	Paid Amount
TOTAL					-239.75

EXHIBIT 10

AGENDA

Stoneybrook Community Development District

Summary Financial Statements (Unaudited)

March 31, 2026

Stoneybrook North CDD
Balance Sheet
March 31, 2026

	General Fund	Debt Service 2017 A1	Debt Service 2017 A3	Debt Service 2022	Construction Funds	TOTAL
1 ASSETS:						
2 CASH - OPERATING ACCT	\$ 118,372	\$ -	\$ -	\$ -	\$ -	\$ 118,372
3 CASH - OPERATING ACCTS-RESTRICTED DEBT SERVICE	6,181	-	-	-	-	6,181
4 CASH - OPERATING ACCTS-RESERVED GAP LOAN REPAYMENT	1,068,485	-	-	-	-	1,068,485
5 CASH - REQUIRED RESERVE GAP LOAN	-	-	-	-	-	-
6 CASH - CONSTRUCTION	-	-	-	-	2	2
7 INVESTMENTS:						
8 REVENUE TRUST FUND	-	110,538	5,560	52,967	-	169,065
9 INTEREST FUND	-	-	-	15,441	-	15,441
10 RESERVE FUND	-	281,094	203,863	257,581	-	742,538
11 PREPAYMENT FUND	-	-	-	504,806	-	504,806
12 OPTIONAL REDEMPTION	-	-	1	-	-	1
13 ACCOUNTS RECEIVABLE	2,465	-	-	-	-	2,465
14 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-
15 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
16 ACCRUED REVENUE	-	-	-	-	-	-
17 DUE FROM GENERAL FUND	-	294,871	-	157,462	-	452,333
18 DEPOSITS	17,200	-	-	-	-	17,200
19 PREPAID ITEMS	30,658	-	-	-	-	30,658
20 TOTAL ASSETS	\$ 1,243,361	\$ 686,503	\$ 209,424	\$ 988,257	\$ 2	\$ 3,127,547
21 LIABILITIES:						
22 ACCOUNTS PAYABLE	\$ 3,962	\$ -	\$ -	\$ -	\$ -	\$ 3,962
23 DUE TO OTHER FUNDS	-	-	-	-	-	-
24 ACCRUED EXPENSES	25,757	-	-	-	-	25,757
25 DEFERRED REVENUE ON-ROLL	-	-	-	-	-	-
26 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-	-
27 OTHER LIABILITIES:						
28 DUE TO DS	452,333	-	-	-	-	452,333
29 DEVELOPER INTERIM FUNDING PAYABLE	29,278	-	-	-	-	29,278
30 FUND BALANCE:						
31 NON SPENDABLE	47,858	-	-	-	-	47,858
32 RESTRICTED FOR DEBT SERVICE	-	686,503	209,424	988,257	-	1,884,184
33 RESTRICTED FOR GAP LOAN	14,066	-	-	-	-	14,066
34 RESERVED FOR GAP LOAN REPAYMENT	367,290	-	-	-	-	367,290
35 CONSTRUCTION FUND	452,333	-	-	-	2	452,335
36 UNASSIGNED	(149,515)	-	-	-	-	(149,515)
37 TOTAL LIABILITIES & FUND BALANCE	\$ 1,243,361	\$ 686,503	\$ 209,424	\$ 988,257	\$ 2	\$ 3,127,547

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUES - ON ROLL	\$ 841,662	\$ 757,496	\$ 882,184	\$ 124,689
3 DEVELOPER FUNDING REVENUES	594,709	297,355	16,422	(280,932)
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	343	343
6 MISC REVENUE	-	-	-	-
7 GAP LOAN PROCEEDS - OTHER FINANCING SOURCES	367,290	367,290	367,290	-
8 REIMBURSEMENT FOR SECURITY	-	-	-	-
9 TOTAL REVENUE	<u>\$ 1,803,661</u>	<u>\$ 1,422,140</u>	<u>\$ 1,266,240</u>	<u>\$ (155,900)</u>
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
13 PAYROLL TAXES	918	459	352	107
14 PAYROLL SERVICES	490	245	250	(5)
15 TRAVEL PER DIEM	1,000	500	619	(119)
16 MANAGEMENT CONSULTING SERVICES	48,000	24,000	24,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	2,250	2,250	-
18 PLANNING AND COORDINATING SERVICES	19,000	9,500	9,500	-
19 ACCOUNTING SERVICES	-	-	-	-
20 ADMINISTRATIVE SERVICES	3,600	1,800	1,800	-
21 BANK FEES	150	75	-	75
22 MISCELLANEOUS	500	250	456	(206)
23 AUDITING SERVICES	4,400	-	-	-
24 INSURANCE	60,760	30,380	24,758	5,622
25 REGULATORY AND PERMIT FEES	175	175	175	-
26 LEGAL ADVERTISEMENTS	1,500	750	1,258	(508)
27 ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)
28 LEGAL SERVICES	12,000	12,000	12,973	(973)
29 WEBSITE HOSTING	2,015	1,008	1,008	-
30 MEETING ROOM RENTAL	1,200	1,200	1,800	(600)
31 ADMINISTRATIVE CONTINGENCY	10,750	5,375	69	5,306
32 TOTAL GENERAL ADMINISTRATIVE	<u>186,958</u>	<u>99,967</u>	<u>92,419</u>	<u>7,548</u>

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
33 DEBT ADMINISTRATION				
34 DISSEMINATION AGENT	11,000	5,500	3,125	2,375
35 TRUSTEE FEES	11,814	5,907	5,542	365
36 TRUST FUND ACCOUNTING	3,000	1,500	1,500	-
37 DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-
38 ARBITRAGE	1,425	713	475	238
39 GAP LOAN REPAYMENT	367,290	-	-	-
40 GAP LOAN REQUIRED RESERVE	14,065	14,065	14,066	(1)
41 GAP LOAN - COST OF ISSUANCE	8,198	8,198	8,198	-
42 GAP LOAN INTEREST	14,075	-	-	-
43 TOTAL DEBT ADMINISTRATION	<u>430,867</u>	<u>35,883</u>	<u>32,906</u>	<u>2,977</u>
44 PHYSICAL ENVIRONMENT				
45 STREETPOLE LIGHTING (170 Solar Streetlights)	251,616	125,808	63,549	62,259
46 ELECTRICITY (IRRIGATION & POND PUMPS)	71,568	35,784	14,850	20,934
47 RUST CONTROL	38,400	19,200	19,392	(192)
48 COMPREHENSIVE FIELD SERVICES	15,000	7,500	7,500	-
49 WATER	400	200	95	105
50 LANDSCAPING MAINTENANCE	338,000	169,000	171,603	(2,603)
51 IRRIGATION MAINTENANCE	155,400	77,700	72,050	5,650
52 NPDES MONITORING	5,400	2,700	-	2,700
53 POND MAINTENANCE	55,000	27,500	26,437	1,063
54 POND AERATION	25,000	12,500	-	12,500
55 GATE MAINTENANCE	22,160	11,080	7,105	3,975
56 GATE ACCESS & FOBS	6,000	3,000	-	3,000
57 GATE SYSTEM ENHANCEMENTS	24,000	12,000	5,235	6,765
58 PET WASTE REMOVAL	7,230	3,615	4,517	(902)
59 HOLIDAY DECORATIONS	15,000	10,400	10,400	-
60 PRESSURE WASHING	10,000	5,000	-	5,000
61 ENTRY BRIDGE FEATURES	65,000	32,500	21,000	11,500
62 PRESERVE MAINTENANCE	17,000	8,500	-	8,500
63 PHYSICAL ENVIRONMENT CONTINGENCY	63,662	31,831	29,058	2,773
64 TOTAL PHYSICAL ENVIRONMENT	<u>1,185,836</u>	<u>595,818</u>	<u>452,791</u>	<u>143,027</u>
65 TOTAL EXPENDITURES	<u>1,803,661</u>	<u>731,667</u>	<u>578,116</u>	<u>153,551</u>
66 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>690,473</u>	<u>688,124</u>	<u>(2,349)</u>
57 TRANSFER IN			-	

Stoneybrook North CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
58 FUND BALANCE - BEGINNING			29,842	
59 REQUIRED RESERVE GAP LOAN			14,066	
60 FUND BALANCE - ENDING			<u>\$ 732,032</u>	

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 281,094	\$ 294,828	\$ 13,734
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	7,882	7,882
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	281,094	302,710	21,616
8 DEBT SERVICE:			
9 INTEREST EXPENSE			-
10 NOVEMBER 1, 2025	97,188	99,188	(2,000)
11 MAY 1, 2026	97,188	-	97,188
12 PREPAYMENT	-	-	-
13 PRINCIPAL RETIREMENT	-	-	-
14 PRINCIPAL PAYMENT			
15 NOVEMBER 1, 2025	85,000	80,000	5,000
16 TOTAL EXPENDITURES	279,375	179,188	100,188
17 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,719	\$ 123,523	\$ 121,804
18 OTHER FINANCING SOURCES (USES)			
19 BOND PROCEEDS	-	-	-
20 TRANSFER IN	-	-	-
21 TRANSFER OUT (USES)	-	-	-
22 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
23 FUND BALANCE - BEGINNING		562,980	
24 FUND BALANCE - ENDING		\$ 686,503	\$ 686,503

Stoneybrook North CDD
Debt Service Fund - Series 2017 A-3
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	203,863	98,473	(105,389)
4 INTEREST	-	3,680	3,680
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
7 TOTAL REVENUE	203,863	102,153	(101,709)
8 DEBT SERVICE:			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			
11 NOVEMBER 1, 2025	101,931	101,931	-
12 MAY 1, 2026	101,931	-	101,931
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2025	-	-	-
17 TOTAL EXPENDITURES	203,863	101,931	101,931
18 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ 222	\$ 222
19 OTHER FINANCING SOURCES (USES)			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
23 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
24 FUND BALANCE - BEGINNING		209,202	
25 FUND BALANCE - ENDING		\$ 209,424	

Stoneybrook North CDD
Debt Service Fund - Series 2022
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE			
2 SPECIAL ASSESSMENT (NET)	\$ 150,250	\$ 157,451	\$ 7,201
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	131,894	80,047	(51,847)
4 INTEREST	-	11,091	11,091
5 LOT CLOSINGS	-	57,904	57,904
6 PREPAYMENT REVENUE	-	499,658	499,658
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
8 TOTAL REVENUE	282,144	806,151	524,007
9 DEBT SERVICE:			
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
11 INTEREST EXPENSE			
12 NOVEMBER 1, 2025	112,584	114,097	(1,513)
13 FEBRUARY 1, 2026	-	308	(308)
14 MAY 1, 2026	112,584	-	112,584
15 PREPAYMENT	-	315,000	(315,000)
16 PRINCIPAL PAYMENT			
17 NOVEMBER 1, 2024	55,000	55,000	-
18 TOTAL EXPENDITURES	280,169	484,405	(204,236)
19 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 1,975	\$ 321,746	\$ 319,771
20 OTHER FINANCING SOURCES (USES)			
21 BOND PROCEEDS	-	-	-
22 TRANSFER IN	-	-	-
23 TRANSFER OUT (USES)	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
25 FUND BALANCE - BEGINNING		666,512	
26 FUND BALANCE - ENDING		\$ 988,258	

Stoneybrook North CDD
Cash Reconciliation - General Fund
March 31, 2026

		Bank United (Operating Acct)
Balance Per Bank Statement	\$	1,312,330.63
Plus: Deposits/transfers in transit		
Less: Outstanding Checks		(5,817.45)
<i>Adjusted Bank Balance</i>	\$	<u>1,306,513.18</u>
Beginning Cash Balance Per Books	\$	1,359,111.43
Cash Deposits		24,374.50
Cash Disbursements		(76,972.75)
<i>Balance Per Books</i>	\$	<u>1,306,513.18</u>

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
09/30/2025		EOY BALANCE		27,943.34	3,365.11	14,915.87
10/1/2025		DIBARTOLOMEO,MCBEE,HARTLEY & BAR	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025		Solitude Lake Management	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025		US Bank	QuickBooks generated zero amount transaction for bill payment stub			14,915.87
10/1/2025	100125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,629.77		12,286.10
10/3/2025		North Brook Holdings			148,204.83	160,490.93
10/3/2025		North Brook Holdings			7,708.00	168,198.93
10/3/2025		North Brook Holdings			774.51	168,973.44
10/6/2025	100476	Kai Connected, LLC	Invoice: 4759 (Reference: Professional Management Services-Sep 2025.)	6,550.00		162,423.44
10/6/2025	100477	Gig Fiber, LLC - Streetleaf	Invoice: 5026 (Reference: Solar Equipment Lease Income-Aug 2025.) Invoice: 5027 (Reference: Sol	21,183.00		141,240.44
10/6/2025	100478	US Bank	Invoice: 7871614 (Reference: Trustee, Incidental Expenses.)	6,411.13		134,829.31
10/6/2025	100479	Arbitrage Rebate Counselors	Invoice: 090625- (Reference: Annual Arbitrage Report for the period July 27, 2023 to July 27 2024.	475.00		134,354.31
10/6/2025	100480	Business Observer	Invoice: 25-03441L (Reference: Notice of Meetings-Legal Advertising-Sep 2025.)	91.88		134,262.43
10/6/2025	100481	Straley Robin Vericker	Invoice: 27099 (Reference: For Professional Services Rendered Through August 31, 2025.) Invoice	2,578.50		131,683.93
10/6/2025	100482	Kai	Invoice: 20938 (Reference: Service Area Service Area CDD.)	1,158.00		130,525.93
10/6/2025	100483	Suncoast Rust Control, Inc.	Invoice: 08156 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	6,400.00		124,125.93
10/6/2025	100484	4K's Construction Cleanup LLC	Invoice: STREET SIGN RE081425 (Reference: DESIGN AND INSTALL 2 STREET SIGNS. SWELL BROOKS CT/CRONI	560.00		123,565.93
10/6/2025	100485	ECS Integrations LLC	Invoice: 102895 (Reference: TROUBLE SHOOT GATE MOTOR AT RESIDENCE GATE FOUND GEAR BOX TO BE LEAKIN	2,290.00		121,275.93
10/8/2025	100486	Solitude Lake Management		19,838.61		101,437.32
10/15/2025	100487	Sunrise Landscape	Invoice: 286720 (Reference: Irrigation Calls and Repairs during July for Phase 3 (Stoneybrook Nort	15,058.71		86,378.61
10/16/2025	100488	Sunrise Landscape	Invoice: 286729 (Reference: Landscape Labor and materials per island.)	13,600.00		72,778.61
10/16/2025	100489	Kai	Invoice: 21129 (Reference: Ramp Stoneybrook North FedEx.)	26.79		72,751.82
10/20/2025	102025ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		72,735.97
10/21/2025	100490	Sunrise Landscape	Invoice: 286638 (Reference: Landscape Maintenance - August 2025.) Invoice: 286639 (Reference: C	50,753.00		21,982.97
10/30/2025	126		FY25 Excess Fees		132.34	22,115.31
10/30/2025	126		FY25 Excess Fees	53.41		22,061.90
10/30/2025	166		interest allocation - tax assessments		1,720.19	23,782.09
10/30/2025	166		interest allocation - tax assessments	694.20		23,087.89
10/30/2025	126		FY25 Excess Fees		53.41	23,141.30
10/30/2025	166		interest allocation - tax assessments		694.20	23,835.50
10/31/2025	38	DOUG DRAPER	10/28/25 BOS meeting	70.00		23,765.50
10/31/2025	39	Lori Price	VOID: 10/28/25 BOS meeting- error not paid			23,765.50
10/31/2025	103125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,429.06		21,336.44
10/31/2025	162			1,152.40		20,184.04
10/31/2025		EOM BALANCE		154,019.31	159,287.48	20,184.04
11/3/2025	300047	IPFS Corporation	Invoice: GAA.D81434-1 (Reference: Payment-1.)	2,458.72		17,725.32
11/12/2025		North Brook Holdings			20,012.14	37,737.46
11/12/2025	128		to book assessments received from county		10,429.63	48,167.09
11/12/2025	128		to book assessments received from county	3,533.97		44,633.12
11/12/2025	128		to book assessments received from county		3,533.97	48,167.09
11/13/2025	WIRE111325	Egis Insurance Advisors, LLC	Invoice: 30378 (Reference: Policy #100125269 10/01/2025-10/01/2026 Florida Insurance Alliance.)	20,012.14		28,154.95
11/14/2025		Brightwater Master Homeowners Association			27,431.00	55,585.95
11/14/2025	100491	Sunrise Landscape	Invoice: 286636 (Reference: Landscape Maintenance - Stoneybrook North (Phase III) - August 2025.	23,986.00		31,599.95
11/14/2025	100492	DIBARTOLOMEO,MCBEE,HARTLEY & BAR	Invoice: 90113641 (Reference: Services rendered regarding audited financial statements for the yea	3,850.00		27,749.95
11/14/2025	100493	Straley Robin Vericker	Invoice: 27256 (Reference: For Professional Services Rendered Through September 30, 2025.) Invo	681.00		27,068.95
11/14/2025	100494	4K's Construction Cleanup LLC	Invoice: POP ASH CREEK CULVER (Reference: STRING TRIM NORTH AND SOUTH END OF POP ASH CREEK..)	3,900.00		23,168.95
11/14/2025	100495	SchoolNow	Invoice: INV-SN-978 (Reference: Community Development District (CDD) governmental unit management	1,515.00		21,653.95
11/19/2025		North Brook Holdings			219.00	21,872.95
11/19/2025	111925ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		21,857.10
11/21/2025	100496	Kai	Invoice: 21318 (Reference: Ramp-Stoneybrook North CDD - 10.28.25 Meeting Hotel.)	180.00		21,677.10
11/21/2025	100497	Kai Connected, LLC	Invoice: 4795 (Reference: Aug-Professional Management, Website Management, General Adm,Website Man	6,550.00		15,127.10
11/21/2025	100498	Sunrise Landscape	Invoice: 20 45008 (Reference: #24046 - Landscape Maintenance Contract - StoneyBrook North CDD Outs	3,245.00		11,882.10

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
11/21/2025	100499	Suncoast Rust Control, Inc.	Invoice: 08321 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		8,682.10
11/21/2025	100500	ECS Integrations LLC	Invoice: 103134 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quarter	2,295.00		6,387.10
11/21/2025	100501	Solitude Lake Management	Invoice: PS1209228 (Reference: Annual Maintenance-Oct 2025 Billing.)	1,628.70		4,758.40
11/21/2025	129		to book assessments received from county		104,478.77	109,237.17
11/21/2025	129		to book assessments received from county	35,401.46		73,835.71
11/21/2025	129		to book assessments received from county		35,401.46	109,237.17
11/25/2025	ACH	Dept of Economic Opportunity	Invoice: 93279 (Reference: Annual Fee.)	175.00		109,062.17
11/30/2025		EOM BALANCE		112,627.84	201,505.97	109,062.17
12/2/2025	120225ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	1,450.30		107,611.87
12/2/2025	300050	IPFS Corporation	Invoice: GAA-D81434-2 (Reference: Payment-2.)	2,458.72		105,153.15
12/3/2025	100502	Business Observer	Invoice: 25-04450L (Reference: Legal Advertising-Notice of Public Hearings to Consider the Adoptio	1,071.88		104,081.27
12/3/2025	100503	Lee County Property Appraisers Office	Invoice: 013301 (Reference: 2025 Non Ad Valorem Roll.)	368.00		103,713.27
12/3/2025	100504	Straley Robin Vericker	Invoice: 27422 (Reference: For Professional Services Rendered Through October 31, 2025.) Invoice	5,974.59		97,738.68
12/3/2025	100505	Kai	Invoice: 21348 (Reference: Service Area Service Area CDD-Nov 2025.)	1,250.00		96,488.68
12/3/2025	100506	Global Security	Invoice: 9703 (Reference: Services Provide Security Services on October 31, 2025..)	894.60		95,594.08
12/3/2025	100507	Kai Connected, LLC	Invoice: 4835 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		89,044.08
12/3/2025	100508	Sunrise Landscape	Invoice: 20 45009 (Reference: #24047 - Landscape Maintenance Contract - StoneyBrook North CDD (Ph	39,457.00		49,587.08
12/3/2025	100509	Gig Fiber, LLC - Streetleaf	Invoice: 5406 (Reference: Solar Equipment Lease Income-Oct 2025.) Invoice: 5407 (Reference: Sol	21,183.00		28,404.08
12/3/2025	100510	Solitude Lake Management	Invoice: PS1216502 (Reference: Annual Maintenance-Nov2025 Billing.)	1,628.70		26,775.38
12/3/2025	100511	Arbitrage Rebate Counselors	Invoice: 110325- (Reference: Annual Arbitrage Report for the period Oct 18, 2024 to Oct 18 2025.	475.00		26,300.38
12/3/2025	100512	Disclosure Technology Services, LLC	Invoice: 1628 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosur	1,500.00		24,800.38
12/3/2025	100513	Suncoast Rust Control, Inc.	Invoice: 08630 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		21,600.38
12/3/2025	100514	ECS Integrations LLC	Invoice: 103144 (Reference: Gate Management (North, Resident)-Oct 2025.) Invoice: 103207 (Refer	5,590.00		16,010.38
12/11/2025	130		to book assessments received from county		925,132.95	941,143.33
12/11/2025	130		to book assessments received from county	313,470.97		627,672.36
12/11/2025	130		to book assessments received from county		313,470.97	941,143.33
12/15/2025	100515	Stantec Consulting Services Inc.	Invoice: 2480620 (Reference: 2025 FY General Cons General Consulting Professional services.) In	6,209.00		934,934.33
12/15/2025	100516	Gig Fiber, LLC - Streetleaf	Invoice: 5863 (Reference: Solar Equipment Lease Income-Dec 2025.) Invoice: 5864 (Reference: Sol	10,591.50		924,342.83
12/15/2025	100517	Kai Connected, LLC	Invoice: 4877 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		917,792.83
12/15/2025	100518	Sunrise Landscape	Invoice: 20 47990 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	40,271.12		877,521.71
12/15/2025	100519	Kai	Invoice: 21528 (Reference: ervice Area Service Area CDD.) Invoice: 21627 (Reference: Ramp 12.5.	1,430.00		876,091.71
12/15/2025	100520	ECS Integrations LLC	Invoice: 103317 (Reference: INSTALL NEW CLUTCH KEY FOR VIKING MOTOR FOR NORTH EXIT GATE. TH25922-N	355.00		875,736.71
12/15/2025	100521	Trimmers Holiday Decor, Inc.	Invoice: 9713 (Reference: 50% Deposit Holiday Decorating.)	5,200.00		870,536.71
12/15/2025	162	Engage PEO		941.80		869,594.91
12/15/2025	162	DOUG DRAPER	12/5/25 BOS Meeting Ira Draper Ck # 40	184.70		869,410.21
12/16/2025	121625ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		869,394.36
12/16/2025	300051	IPFS Corporation	Invoice: GAA-D81434-3 (Reference: Payment-3.)	2,458.72		866,935.64
12/16/2025	163		to book assessments received from county		75,579.58	942,515.22
12/16/2025	163		to book assessments received from county	25,609.30		916,905.92
12/16/2025	163		to book assessments received from county		25,609.30	942,515.22
12/19/2025	100522	Sunrise Landscape	Invoice: 20 50718 (Reference: #31539 - Valve and Filter Cleanings - Phase 3 - November 2025.)	3,600.00		938,915.22
12/19/2025	100523	Kai	Invoice: 21142 (Reference: Service Area Service Area CDD -Oct 2025.)	1,250.00		937,665.22
12/22/2025	100524	Stantec Consulting Services Inc.	Invoice: 2499337 (Reference: Stoneybrook North CDD General Consulting Services-2026FY Gen Cons.)	3,931.75		933,733.47
12/22/2025	100525	Straley Robin Vericker	Invoice: 27595 (Reference: For Professional Services Rendered Through November 30, 2025.)	742.00		932,991.47
12/24/2025	163		to book assessments received from county		172,867.78	1,105,859.25
12/24/2025	163		to book assessments received from county	58,574.32		1,047,284.93
12/24/2025	163		to book assessments received from county		58,574.32	1,105,859.25
12/26/2025	162				345,026.97	1,450,886.22
12/31/2025	100526	Suncoast Rust Control, Inc.	Invoice: 08835 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,447,686.22
12/31/2025	100527	US Bank	Invoice: 7981563 (Reference: Trustee, Incidental Expenses.)	4,756.13		1,442,930.09
12/31/2025	100528	Sunrise Landscape	Invoice: 20 50064 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	35,328.00		1,407,602.09
12/31/2025	100529	Business Observer	Invoice: 25-05009L (Reference: Meeting Notice-Legal Advertising-Dec 2025.)	67.81		1,407,534.28

**Stoneybrook North CDD
FY 2026
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
12/31/2025	123125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,263.32		1,404,270.96
12/31/2025	162	Engage PEO	12/19/25 BOS Meeting	926.57		1,403,344.39
12/31/2025	162	Engage PEO	12/19/25 BOS Meeting Ira Draper Ck # 40			1,403,344.39
12/31/2025	EOM BALANCE			621,979.65	1,916,261.87	1,403,344.39
1/6/2026	100530	Trimmers Holiday Decor, Inc.	Invoice: 9714 (Reference: Balance Due Holiday Decorating.)	5,200.00		1,398,144.39
1/6/2026	100531	Kai Connected, LLC	Invoice: 4918 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		1,391,594.39
1/9/2026	100532	Gig Fiber, LLC - Streetleaf	Invoice: 6070 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_January 2026.	10,591.50		1,381,002.89
1/9/2026	100533	Kai	Invoice: 21776 (Reference: Ramp Special Meeting (Hotel Room) ,fedex-Dec 2025.)	183.51		1,380,819.38
1/9/2026	100534	Sunrise Landscape	Invoice: 20 52380 (Reference: Irrigation Repairs - 12/31/2025.) Invoice: 20 52381 (Reference: I	19,194.73		1,361,624.65
1/9/2026	100535	Suncoast Rust Control, Inc.	Invoice: 08847 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,358,424.65
1/9/2026	100536	ECS Integrations LLC	Invoice: 103463 (Reference: Gate Management (North, Resident)-Jan 2026.) Invoice: 103498 (Refer	2,895.00		1,355,529.65
1/13/2026	100537	ECS Integrations LLC	Invoice: 103505 (Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY Jan 2026.)	480.00		1,355,049.65
1/13/2026	300052	IPFS Corporation	Invoice: GAA-D81434-4 (Reference: Payment-4.)	2,458.72		1,352,590.93
1/13/2026	164		to book assessments received from county		23.24	1,352,614.17
1/13/2026	164		to book assessments received from county	7.87		1,352,606.30
1/13/2026	164		to book assessments received from county		7.87	1,352,614.17
1/14/2026	100538	Kai	Invoice: 21794 (Reference: Ramp Jan. 7, 2026 meeting room hotel -)	180.00		1,352,434.17
1/14/2026	164		to move funds for GAP loan repayment	367,290.00		985,144.17
1/14/2026	164		to move funds for GAP loan repayment		367,290.00	1,352,434.17
1/16/2026	165		to book assessments received from county		7,785.28	1,360,219.45
1/16/2026	165		to book assessments received from county	2,637.96		1,357,581.49
1/16/2026	165		to book assessments received from county		2,637.96	1,360,219.45
1/20/2026	010226ACH	Lee County Utilities	VOID: LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD - ACH did not clear bank			1,360,219.45
1/20/2026	012026ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		1,360,203.60
1/27/2026	100539	Straley Robin Vericker	Invoice: 27822 (Reference: For Professional Services Rendered Through December 31, 2025.)	2,103.95		1,358,099.65
1/30/2026	162	Engage PEO	12/19/25 BOS Meeting	1,092.17		1,357,007.48
1/30/2026	162	DOUG DRAPER	12/19/25 BOS Meeting Ira Draper Ck # 41	185.60		1,356,821.88
01/30/2026	EOM BALANCE			424,266.86	377,744.35	1,356,821.88
2/3/2026	100540	Solitude Lake Management	Invoice: PS1223448 (Reference: Annual Maintenance-December Billing-12/1/2025 - 12/31/2025.) Inv	3,257.40		1,353,564.48
2/3/2026	100541	Sunrise Landscape	Invoice: 20 52307 (Reference: #24047 - Landscape Maintenance Contract - StoneyBrook North CDD (Ph	9,234.00		1,344,330.48
2/3/2026	100542	Kai	Invoice: 21893 (Reference: Ramp 1.27.26 Meeting room hotel -Jan 2026.)	360.00		1,343,970.48
2/3/2026	100543	Sunrise Landscape	Invoice: 20 52306 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	17,744.00		1,326,226.48
2/4/2026	020426ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	2,463.28		1,323,763.20
2/6/2026	100544	Kai Connected, LLC	Invoice: 4970 (Reference: Professional Management, Website Management, General Adm,Website Managem	9,050.00		1,314,713.20
2/9/2026	100545	Kai	Invoice: 22002 (Reference: Office Supplies zenwork 1099 file-Jan 2026.)	69.20		1,314,644.00
2/11/2026	100546	Suncoast Rust Control, Inc.	Invoice: 09049 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,296.00		1,311,348.00
2/11/2026	100547	Gig Fiber, LLC - Streetleaf	Invoice: 6291 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_Feb 2026.)	10,591.50		1,300,756.50
2/12/2026	165		to book assessments received from county		18,205.70	1,318,962.20
2/12/2026	165		to book assessments received from county	6,168.80		1,312,793.40
2/12/2026	165		to book assessments received from county		6,168.80	1,318,962.20
2/13/2026	100548	Sunrise Landscape	Invoice: 20 54675 (Reference: Pet Waste Station Servicing - January 2026.)	836.50		1,318,125.70
2/13/2026	300053	IPFS Corporation	Invoice: GAA-D81434-5 (Reference: Payment-5.)	2,458.72		1,315,666.98
2/18/2026	021826ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		1,315,651.13
2/18/2026	100549	Straley Robin Vericker	Invoice: 27903 (Reference: For Professional Services Rendered Through January 31, 2026.)	2,595.50		1,313,055.63
2/18/2026	100550	Sunrise Landscape	Invoice: 20 54674 (Reference: Valve at south entrance cleaned and still continued to stay stuck on	4,188.75		1,308,866.88
2/18/2026	100551	ECS Integrations LLC	Invoice: 103648 (Reference: 1- GATE ARM KIT.-INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS -	725.00		1,308,141.88
2/27/2026	100552	Solitude Lake Management	Invoice: PS1236665 (Reference: Annual Maintenance-February Billing-2/1/2026 - 2/28/2026.)	1,628.70		1,306,513.18
02/28/2026	EOM BALANCE			74,683.20	24,374.50	1,306,513.18

Stoneybrook CDD
 Negative Variance Report
 3/31/2026

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
TRAVEL PER DIEM	1,000	500	619	(119)	mileage paid to BOS - two meetings in January
MISCELLANEOUS	500	250	456	(206)	Lee county property taxes
LEGAL ADVERTISEMENTS	1,500	750	1,258	(508)	legal notice to consider adoption of policies \$1072
ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)	General consulting services paid to Stantec Consulting
LEGAL SERVICES	12,000	12,000	12,973	(973)	General legal services and boundary amendment meeting paid to Straley Robin Vericker
MEETING ROOM RENTAL	1,200	1,200	1,800	(600)	Jan and Feb continued meetings at \$360 each meeting
LANDSCAPING MAINTENANCE	338,000	169,000	171,603	(2,603)	Landscaping maintenace \$30,223 per month Oct-Dec; \$26,978 per mo Jan-current
PET WASTE REMOVAL	7,230	3,615	4,517	(902)	Amount billed from Sunrise Landscape for pet waste removal. Average monthly bill \$725
RUST CONTROL	38,400	19,200	19,392	(192)	Monthly bill increased in Feb \$96 per month

EXHIBIT 11

AGENDA

1 **MINUTES OF MEETING**
2 **STONEYBROOK NORTH**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community
5 Development District was held on Tuesday, March 24, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the
6 Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order at 2:03 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Diane Allenbaugh	Board Supervisor, Assistant Secretary
13 Regis Steighner	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also, present was:

16 Audette Bruce	District Manager, Kai
17 Jim Bugos (<i>online in Teams</i>)	Field Services Manager, Kai
18 Tyson Waag	District Engineer, Stantec
19 Tonya Stewart	District Engineer, Stantec

20 *The following is a summary of the discussions and actions taken at the March 24, 2026 Stoneybrook North*
21 *CDD Board of Supervisors Regular Meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
23 *agenda items)*

24 There were 11 audience members present, 26 were online.

25 A resident addressed the Board regarding the approval of the financials. He referenced an
26 agreement between the master Homeowners’ Association and the District dated August 2023. He
27 emphasized his preference for maintaining a clear separation between Association and District
28 finances, noting that residents have limited visibility into Association financials. He concluded by
29 recommending that funds not be transferred between the two entities in the future unless absolutely
30 necessary.

31 **THIRD ORDER OF BUSINESS – Business Items**

32 A. Exhibit 1: Discussion on Speed Bumps on Marlin Kite

33 Ms. Bruce introduced the first exhibit regarding the previously discussed issue of speed bumps on
34 Marlin Kite. She explained that Supervisor Allenbaugh had requested a legal opinion from
35 District Counsel, which had been provided. The opinion clarified that no items should be placed
36 on District roads without prior approval. Ms. Bruce noted, however, that based on recent
37 discussions, it appeared that objects were still being placed on the roads.

38 Ms. Allenbaugh stated that she had communicated the legal guidance after receiving it from
39 counsel. The previously disputed installation shown in earlier photos has been resolved, however,
40 she indicated that similar issues persisted within the same general area.

41 Ongoing challenges in that area stem from certain residents continuing to disregard community
42 standards and District or HOA directives. S

43 Ms. Bruce suggested that the HOA could assist by sending an additional communication to
44 residents. In response, Ms. Allenbaugh expressed skepticism that further messaging alone would
45 be effective, indicating that stronger enforcement actions might be necessary.

46 Mr. Steighner acknowledged the importance of maintaining a safe environment for children to play,
47 while also noting the need to consider liability and associated costs.

48 Ms. Allenbaugh agreed and provided an additional example of potential liability, describing a
49 property along the bend of Marlin Kite where large rocks or boulders had been placed within what
50 she believed to be a District easement to protect a lawn. She cautioned that such obstructions could
51 create liability for the District if a vehicle were to strike them. She concluded by emphasizing that
52 multiple issues in the area required attention, including residents' misunderstanding of property
53 boundaries and the responsibilities associated with living in a deed-restricted community,
54 particularly among newer homeowners.

55 Ms. Bruce asked for actions that the Board wishes to take.

56 Ms. Allenbaugh stated that residents would benefit from formal communication issued by the
57 District or HOA, rather than messaging coming solely from her. She noted that the initial concerns
58 had escalated into conflict and emphasized the need for broader, official communication addressing
59 issues such as speed bumps, encroachments into easements, and similar matters.

60 Mr. Steighner emphasized that any such activities or installations on CDD property must go through
61 the proper channels and approvals.

62 Mr. Lawson suggested that if the Board believed certain areas were becoming unsafe due to
63 speeding, it could consider commissioning a traffic study to evaluate the potential need for speed
64 bumps or other traffic-calming measures.

65 B. Exhibit 2: Discussion on Food Truck/ Produce Vendor

66 Ms. Bruce introduced the discussion regarding a request from a resident to allow a food truck or
67 produce vendor within the community. She explained that the proposal specifically involved a
68 weekly produce vendor and that the matter was being brought before the Board for input. She noted
69 that the vendor had already provided the necessary certificate of insurance and W-9, and that several
70 potential locations had been identified, but Board approval was required before proceeding.

71 Mr. Steighner expressed support for the idea but suggested that a weekly schedule would be
72 excessive. He recommended a less frequent arrangement, such as once or twice per month. Ms.
73 Allenbaugh agreed and proposed establishing a consistent schedule to provide predictability for
74 residents.

75 Ms. Bruce clarified that there was currently no formal agreement in place for this type of vendor.
76 She noted that while previous food truck events had occurred without contracts, a recurring
77 arrangement might warrant a formal agreement to be prepared by District Counsel.

78 Ms. Allenbaugh stated that additional clarity was needed regarding the roles and responsibilities
79 between the HOA, the District, and the social committee in organizing such events. She referenced
80 prior discussions with a community representative and explained that the social committee had also
81 expressed interest in these types of activities. She requested a defined process outlining the
82 necessary steps and approvals so that she could properly guide the committee.

83 Mr. Lawson agreed that establishing clear guidelines would be beneficial, noting that the
84 committee's role was to provide suggestions and recommendations for community events, with
85 coordination between the HOA and District as needed.

86 Ms. Bruce then confirmed that the proposed location for the vendor would be the circular area near
 87 the tot lot. Following discussion, Ms. Allenbaugh made a motion to approve the produce vendor
 88 on a trial basis. The Board agreed to proceed with a once-per-month schedule, held on the second
 89 Saturday of the month from 9:00 a.m. to 12:00 p.m., for a four-month probationary period. The
 90 arrangement would take place in the designated circular area across from the tot lot, with a formal
 91 agreement to be developed by District Counsel.

92 On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
 93 approved **the produce vendor on a trial basis for four months, once-per-month schedule, held on**
 94 **Saturdays from 9:00 a.m. to 12:00 p.m. with formal agreement to be developed by the District**
 95 **Counsel**, for the Stoneybrook North Community Development District.

96 C. Exhibit 3: Discussion on Optics System Contract

97 Ms. Bruce explained that due to a lack of community support and acceptance, the contract had
 98 been withdrawn and canceled.

99 **FOURTH ORDER OF BUSINESS – Consent Agenda**

100 A. Exhibit 4: Consideration for Acceptance – The Unaudited January 2026 Financials

101 ➤ Exhibit A - FY 2025-2026 Amended Budget

102 B. Exhibit 5: Consideration for Acceptance – The Unaudited February 2026 Financials

103 ➤ Exhibit A - FY 2025-2026 Amended Budget

104 Mr. Lawson noted that if Supervisors have questions about an item or wish to remove it from
 105 the consent agenda, it could be pulled during the meeting for further discussion. He added that
 106 if consensus was not reached, the item could remain unresolved or be revisited at a later time.

107 Ms. Allenbaugh raised a separate concern regarding financial documentation, specifically
 108 requesting that accounting include clear memo descriptions with checks. She indicated that
 109 additional clarity in financial records would improve transparency and understanding.

110 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board tabled
 111 **Items A and B under the Consent Agenda until more information was provided by the accountants**
 112 **for Ms. Allenbaugh**, for the Stoneybrook North Community Development District.

113 C. Exhibit 6: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
 114 Meeting Held on January 27, 2026

115 D. Exhibit 7: Ratification of ECS Integrations – New Gate Arm Installation - \$725.00

116 E. Exhibit 8: Ratification of Romaner Graphics – Signage Proposal – NTE \$8,090.00

117 Mr. Waag reported that the proposal from Romaner originated from earlier discussions regarding
 118 the installation of three roundabout signs and the adjustment of stop signs that did not meet current
 119 county standards. The proposal included a not-to-exceed amount of \$8,090, noting that costs could
 120 be reduced if existing poles were able to be reused. He added that additional signage requests had
 121 since been submitted and were currently under review, and he anticipated providing an update at a
 122 future meeting after further discussion.

123 On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
 124 approved **items C through E under the Consent Agenda**, for the Stoneybrook North Community
 125 Development District.

126 **FIFTH ORDER OF BUSINESS – Staff Reports**

127 A. District Counsel

128 There being no other report, the next item followed.

129 B. District Engineer

130 ➤ Exhibit 9: Presentation of Maintenance Map

131 ➤ Exhibit 10: Investigation of Storm Drains and Curbing in SBN

132 Ms. Stewart addressed the Board to clarify the process for transitioning a development from
133 construction to maintenance. She explained that she had recently become aware of an investigation
134 conducted by Mr. Waag’s team for Stoneybrook North Phase One and acknowledged that she had
135 not previously communicated the full transition process to the Board and residents. She referenced
136 materials shared in the agenda, including documentation from the engineer of record and the county
137 confirming project completion and acceptance.

138 She explained that, as District Engineer, her role begins when the district is established and includes
139 participation in funding requisitions during construction. However, she emphasized that the District
140 Engineer does not design, inspect, or certify construction work. Instead, those responsibilities fall
141 to various consultants engaged by the developer, including engineers and specialists in areas such
142 as drainage, traffic, environmental factors, and geotechnical work. Ms. Stewart further explained
143 that once construction is complete, the District relies on certifications from the engineer of record,
144 performance bond releases, and official acceptance by the local government. At that point, the
145 District assumes responsibility for maintenance of the infrastructure. She noted that observations
146 from recent walkthroughs could be evaluated as maintenance concerns, and her team could provide
147 recommendations to the Board accordingly.

148 Ms. Allenbaugh sought clarification, asking whether the issues observed during the site
149 walkthrough are now the responsibility of the District rather than the Developer. Ms. Stewart
150 confirmed that, based on the documentation of completion and acceptance, the responsibility had
151 transitioned to the District.

152 Ms. Allenbaugh expressed concern and frustration, noting that the damage observed, including
153 issues with sidewalks, drainage, and other infrastructure, appeared consistent and potentially
154 indicative of construction-related problems.

155 Ms. Stewart acknowledged the concern and elaborated that some issues, such as sidewalk damage,
156 are often associated with home construction activities rather than the Developer’s infrastructure
157 work, as sidewalks are typically installed by homebuilders. She added that minor defects and wear
158 are common during and after construction due to heavy equipment and ongoing development
159 activity. She reiterated that, at this stage, such issues would not typically be pursued as construction
160 defects but would instead be addressed as maintenance matters by the District.

161
162 Ms. Stewart responded that she had not yet fully reviewed the entire report in detail but emphasized
163 that any necessary repairs would be evaluated in coordination with Mr. Waag. She stated that her
164 approach would be to work with him to develop a structured plan for the District, taking into
165 account budget constraints. She emphasized that her team is highly mindful of the District’s
166 financial limitations and would aim to establish priorities, potentially incorporating both immediate
167 needs and a long-term maintenance strategy. She noted that similar long-term maintenance
168 planning efforts were already being implemented in other communities, particularly with roadway
169 infrastructure, and indicated that this situation could be approached in the same manner.

170 Ms. Stewart confirmed that she had reviewed the investigation report and acknowledged that it was
 171 thorough and specific in identifying locations and issues. She assured the Board that each item
 172 outlined in the report would be addressed individually, with appropriate evaluation and
 173 recommendations provided.

174 Mr. Lawson added that the District still has a significant number of undeveloped lots that will
 175 eventually come online, contributing additional revenue over time. He suggested that this future
 176 growth should be considered as part of the District's long-term financial and maintenance planning.

177 ➤ Investigation Report Supplemental Information

- 178 • Exhibit 11: Email
- 179 • Exhibit 12: Development Order Certificate of Compliance
- 180 • Exhibit 13: Conditional Development Order Certificate of Compliance
- 181 • Exhibit 14: Letter of Substantial Compliance Engineer
- 182 • Exhibit 15: Letter of Substantial Compliance Landscape Architect

183 C. Field Operations Manager: Kai – Jim Burgos

184 ➤ Exhibit 16: Field Inspection Report Dated March 14, 2026

185 ➤ Exhibit 17: Solitude Pond Report Dated January 21, 2025

186 ➤ Consideration of Proposals

187 Ms. Bruce informed the Board that two proposals had been received from the District's
 188 current gate vendor, ECS. She explained that one proposal involved disassembling the gate
 189 motor and repairing the concrete pad, while the other was to diagnose and locate an
 190 electrical issue affecting the keypad functionality.

191 Mr. Steighner responded by expressing reluctance to approve additional expenditures with
 192 ECS. He stated that the District had already spent approximately \$14,000 with the vendor
 193 over the past three months, particularly related to ongoing issues with the South Gate,
 194 which remained unresolved. A discussion on the gate systems followed.

195 Mr. Draper stated that, with the Chairman's agreement, he would make a motion to
 196 authorize management to obtain a proposal from a third-party electrician. He suggested
 197 establishing a not-to-exceed amount of \$3,000 and authorizing the Chairman to approve
 198 and execute the contract if acceptable.

199 On a MOTION by Mr. Draper, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
 200 approved **to obtain a third-party electrician to evaluate and repair the gates subject to the Chairman's**
 201 **authorization in the amount not to exceed \$3,000.00**, for the Stoneybrook North Community
 202 Development District.

- 203 • Exhibit 18: Ramco Protective – Evaluation and Repair of Gate Systems - \$2,500.00
- 204 • Exhibit 19: Sunrise Landscape – Sod Replacement Proposal - \$2,865.74
- 205 • Exhibit 20: Wildlife Task Force LLC – Hog Trapping - \$5,000.00

206 The Board chose not to proceed with hiring a professional trapping service at this time.
 207 Ms. Allenbaugh expressed the opinion that the issue should instead be addressed through
 208 proper lawn maintenance and pest control measures. She noted that the District's
 209 landscaping vendor is responsible for maintaining common areas, including addressing

210 conditions that may attract wildlife, while homeowners are responsible for maintaining
211 their own properties. However, she emphasized that she did not believe the District should
212 incur an additional expense of up to \$5,000 for professional trapping services.

213 • Pond Maintenance Proposals

214 Ms. Bruce advised the Board that the District currently had an active contract with Solitude,
215 which had been renewed in March. She explained that termination of that agreement would
216 require a 30-day notice period. She further noted that the intent being discussed was to
217 potentially establish a new contract covering the remainder of the fiscal year, allowing all
218 vendor agreements to align with the fiscal year cycle going forward for consistency in
219 procurement and budgeting.

220 Mr. Lawson suggested that each vendor be given an opportunity to provide a brief
221 presentation of their proposals, approximately five minutes each, to explain their scope of
222 work and respond to Board questions.

223 Mr. Lewis, representing Crosscreek, addressed the Board and summarized his company's
224 assessment of the lake and aeration system. He stated that their proposal included the
225 replacement of two compressors, which would be classified as repair work, as well as
226 ongoing quarterly maintenance of diffuser stations and compressor systems. He explained
227 that routine service would include inspections, reporting, and identification of any needed
228 repairs, such as compressor components or fan replacements. He further noted that monthly
229 maintenance would include pond treatment services, including pond dye application,
230 although he cautioned that effectiveness could vary depending on site conditions such as
231 water retention and recharge activity. He confirmed that Crosscreek would provide detailed
232 digital service reports and stated that the company is locally based in Fort Myers with
233 experience in similar regional systems.

234 Mr. Lawson confirmed that Crosscreek was familiar with Lee County requirements and
235 stormwater management standards, including lake slope requirements and environmental
236 regulations such as littoral zone planting requirements and deeper lake aeration standards.
237 Mr. Lewis affirmed that the company regularly works within Lee County's more detailed
238 regulatory framework and is familiar with applicable compliance standards.'

239 Next, Mr. Collins from Juniper explained that their treatment approach would address both
240 emergent vegetation and submerged vegetation. He stated that aeration maintenance would
241 be performed on a monthly basis, including inspection of screens, blowers, and system
242 performance to ensure equipment is operating properly and not overheating or failing. He
243 added that, since technicians would already be on-site, the company could also provide
244 weekly reporting on system conditions. He further noted that storm drain maintenance was
245 included in their service scope, which would involve clearing debris and ensuring
246 stormwater outflows remained unobstructed during each site visit.

247 Ms. Allenbaugh raised questions regarding invasive species management, specifically
248 referencing "apple snails" and other shell-type organisms observed in the lakes. She noted
249 that residents had reported a variety of shellfish, including clams and other small shells, as
250 well as larger apple snail-type organisms that were believed to be invasive. She asked
251 whether these invasive species were being regularly monitored and addressed as part of the
252 maintenance program.

253 Mr. Lewis responded that "illicit discharge" is generally a regulatory term used under
254 Florida Department of Environmental Protection stormwater rules, typically associated
255 with construction-related runoff or unauthorized discharges into stormwater systems. He

256 clarified that properly designed drainage features, such as French drains, are generally
 257 intended to discharge into lakes and would not typically be classified as illicit discharge.
 258 He added that in some cases, the term may be used more broadly, but its technical meaning
 259 is usually tied to construction site compliance and sediment control requirements.

260 The representative from Steadfast explained that the company's pond maintenance
 261 program would involve monthly site visits during which technicians would apply
 262 customized herbicide and algacide treatments based on observed site conditions. He stated
 263 that treatment could be adjusted in real time to address emergent vegetation or submerged
 264 weeds, including the use of sinking products for deeper aquatic growth. He further
 265 described the use of an algae preventative treatment that had recently been tested, noting
 266 positive results in reducing algae growth over time by limiting nutrients that contribute to
 267 algae development. He stated that the goal of repeated application would be to reduce
 268 overall algae presence and improve long-term water quality conditions.

269 Mr. Waag provided general comments on the vendors, noting that he had direct experience
 270 working with most of them, except Steadfast, in his current communities. He stated that
 271 Crosscreek's repair work had been of high quality and highlighted that their proposal
 272 included a full guarantee on repairs performed in conjunction with pond maintenance,
 273 meaning any failure would be corrected at no additional cost to the District. He concluded
 274 that each vendor had strengths and that performance could vary based on personnel and the
 275 specific community being serviced.

276 A discussion on the three proposals followed. The Board decided to wait for an updated
 277 proposal from Crosscreek before finally deciding.

278 A motion was made by Mr. Lawson for Kai to work with the District Counsel to give 30-
 279 day notice to Solitude to end Pond Maintenance Contract with Stoneybrook North CDD.

280 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
 281 **Kai to work with the District Counsel to give 30-day notice to Solitude to end Pond Maintenance**
 282 **Contract**, for the Stoneybrook North Community Development District.

- 283 1. Steadfast
- 284 a. Exhibit 21: Pond Maintenance - \$17,150.00 annually
- 285 b. Exhibit 22: Aeration maintenance - \$4,800.00 annually
- 286 c. Exhibit 23: Sample Monthly Inspection Report
- 287 2. Juniper
- 288 a. Exhibit 24: Maintenance Spray Service - \$51,009.72 annually
- 289 3. Crosscreek Environmental
- 290 a. Exhibit 25: Pond Maintenance - \$37,250.00 annually
- 291 b. Exhibit 26: Quarterly Aeration Service - \$1,750.00 quarterly
- 292 c. Exhibit 27: Pond 24/26 Aeration Repair - \$2,490.00
- 293 d. Exhibit 28: Aeration Box Locations
- 294 e. Exhibit 29: Aeration Map
- 295 f. Exhibit 30: Lake Map - Acreage

296 D. District Manager

297 ➤ Follow up on Towing Contract

298 Ms. Bruce noted that a community-wide email reminder could be sent regarding parking
299 or enforcement-related concerns, while clarifying that the message would not include
300 towing language at that time. She indicated that the HOA could assist with sending a
301 reminder notice to residents as needed.

302 Ms. Allenbaugh responded that towing enforcement would likely become necessary if
303 security measures were not implemented, stating that without enforcement, the District
304 would continue to receive complaints.

305 Mr. Lawson stated that there appeared to be flexibility within the budget, noting that a line
306 item already existed for security. He suggested exploring whether existing funds could be
307 utilized in a practical manner to address the concern. The Board then agreed to table the
308 item until the next meeting.

309 The Board decided to table the contract and obtain security proposals first.

310 ➤ Update on Landscape RFP

311 Ms. Bruce proceeded with an update on the landscape RFP process. She reported that a
312 mandatory pre-bid meeting had been held the previous day, with three proposers in
313 attendance: Sunrise, Cornerstone, and Juniper. She explained that the question period
314 would remain open until April 9, with bid submissions due by April 16 at noon. She noted
315 that the bid opening would occur at 12:30 p.m. on April 16 and that Board members would
316 be able to participate, with instructions and access information to be provided.

317 Ms. Allenbaugh raised a concern regarding maintenance of the narrow grass strip located
318 between the sidewalk and the roadway in certain areas of the community. She asked
319 whether the District could modify the landscape contract to shift responsibility for
320 maintaining these specific strips to the landscape vendor.

321 Ms. Bruce responded that she had provided copies of the Request for Proposals (RFP)
322 package for Board review and encouraged members to reference it as needed. She also
323 opened a discussion regarding a proposed HOA-sponsored Easter event scheduled for April
324 4. She explained that the event would take place in the area around the curve across from
325 the tot lot and near the dog park, which is District property and therefore requires CDD
326 approval. Ms. Bruce also noted that pest control treatment had been requested in advance
327 of the event and confirmed that pest management services were included within the scope
328 of the landscape RFP to address current conditions in the area.

329 Ms. Allenbaugh stated that Marlin Kite would be temporarily closed for the event, with
330 access maintained for residents entering from other directions. She clarified that only
331 residents traveling northbound from the southern entry point would be directly impacted
332 by the closure and that proper notice would be provided.

333 On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
334 approved **the HOA Easter event on April 4, 2026 closing down Marlin Kite from 8:30 a.m. to 12:30**
335 **p.m.**, for the Stoneybrook North Community Development District.

336 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

337 Ms. Allenbaugh asked for follow-up on the broken gate for the top lot. Ms. Bruce said that she has
338 been working with the vendor to get a proposal.

339 It was discussed that an email blast would be sent to the residents and vendors for the upcoming
340 bridge repair.

341 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business-** *(limited to 3 minutes per*
342 *individual for non-agenda items)*

343 A representative of Sunrise noted that the scope of services in the current landscape contract does
344 not include fire ant treatment and would therefore require additional proposals or separate
345 authorization.

346 Mr. Goellner raised several concerns regarding upcoming bridge repair work, noting that the
347 bridges serve as the primary access point for the lagoon area. He asked whether the lagoon
348 community had been informed that one or both bridges would be temporarily taken down and
349 inquired about their plan for traffic management during construction, including whether residents
350 and service vehicles would be redirected through the North Gate.

351 Mr. Lawson responded that the repairs would be completed one bridge at a time, allowing one
352 bridge to remain open for two-way traffic during construction. He stated that staff had been directed
353 to ensure all property owners, including lagoon residents, would be notified well in advance so they
354 could plan accordingly. He also noted that appropriate traffic control measures, including flagmen
355 and safety coordination, would be implemented during the work.

356 Mr. Goellner further commented on parking concerns and asked whether the District could
357 coordinate with Lennar regarding the potential preservation of an existing vacant lot used for
358 parking.

359 Ms. Nichols expressed concern regarding cost allocation for bridge repairs. She questioned why
360 private entities, including Metro and the Lagoon community, were not contributing to the repair
361 costs given their regular use of the bridge for deliveries, guest access, and service traffic. She also
362 raised safety concerns. She urged the Board to consider both cost-sharing arrangements with
363 benefiting parties and the potential use of more durable materials to improve long-term safety and
364 performance.

365 Another resident, Mr. Brizzo, addressed the Board and raised multiple concerns related to
366 community priorities, parking, roadway conditions, and safety. He noted ongoing discussions
367 regarding parking availability and expressed concern about vehicles being parked along roadways.
368 He questioned whether there were any plans under consideration to allow driveway expansions as
369 a means of addressing parking shortages.

370 Ms. Allenbaugh stated that she had worked extensively on the matter on behalf of the community
371 and reiterated that legal counsel's opinion needed to be followed. She emphasized that the District
372 must comply with applicable state regulations and referenced Florida Statutes Chapter 316, noting
373 that the community is not classified as a 316-authorized enforcement community. She explained
374 that, as a result, traditional law enforcement does not have the same authority on District roads, and
375 that enforcement authority is limited to what the CDD and HOA can implement within their
376 respective powers.

377 Ms. Bruce summarized legal counsel's opinion, stating that because the roads are District-owned,
378 the Board has authority over traffic calming measures such as speed humps, and individual
379 residents are not permitted to install speed bumps in the right-of-way. She explained that such
380 unauthorized installations create safety and liability concerns.

381 Mr. Lawson explained that determining the cost and feasibility of traffic calming measures would
382 require a formal traffic engineering study. He stated that engineers would need to evaluate the
383 community streets, conduct speed studies, and recommend appropriate solutions such as speed
384 tables or speed bumps based on roadway conditions and safety needs. He noted that the District

385 would also need to ensure compliance with FDOT design standards and county review
386 requirements, emphasizing that such installations cannot be implemented without proper
387 engineering analysis and governmental approval. He added that the process would likely extend
388 into a future fiscal year depending on cost and scheduling, but indicated that the Board would have
389 the opportunity to review and proceed once the analysis was complete.

390 .
391 Ms. Sherman provided public comment, stating that she appreciated the Board’s focus on cost
392 efficiency. She offered general observations on several community matters, including security
393 concerns related to ongoing construction activity and the potential need for additional perimeter
394 controls. She commented that temporary speed bumps had been helpful in addressing speeding
395 concerns and noted that, in her view, wildlife in the area was an ongoing reality that would require
396 management rather than elimination. She also suggested exploring alternative arrangements with
397 nearby entities for parking access for residents.

398 Another resident commented that speeding remained a significant issue throughout the community,
399 stating that vehicles: including cars, construction traffic, and trucks, frequently exceeded safe
400 speeds. She suggested that speed limit signage should be implemented at a minimum as an initial
401 step while broader solutions are evaluated. She also expressed concern regarding proposed towing
402 hours, stating that the enforcement window felt overly restrictive and disruptive to residents hosting
403 guests.

404 Ms. Allenbaugh noted concerns regarding parking management, including residents placing
405 physical objects such as boulders or lighting features to discourage roadside parking, and
406 acknowledged that parking restrictions were a shared concern among residents.

407 Mr. Lawson responded that if towing enforcement is implemented, the District could consider
408 establishing a notification process for residents hosting events. Under such a process, residents
409 would be able to notify management in advance, who would then coordinate with security and
410 enforcement personnel to avoid towing during approved gatherings, potentially through a waiver
411 or similar mechanism.

412 **EIGHTH ORDER OF BUSINESS – Adjournment**

413 Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to
414 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

415 On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
416 adjourned **the meeting**, for the Stoneybrook North Community Development District.

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

420 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
421 **meeting held on _____.**

422 _____
Signature **Signature**

423 _____
Printed Name **Printed Name**

424 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 12

AGENDA

QUOTE



4K's Construction Cleanup LLC.

18371 Hunters Glen Rd
North Fort Myers, FL 33917

BILL TO

Stoneybrook North CDD
1540 International Parkway Suite 2000
Lake Mary, Florida 32746

QUOTE #

POP ASH CREEK

QUOTE DATE

04/03/2026

DESCRIPTION	AMOUNT
BRUSH MOWING AND STRING TRIMMING NORTH AND SOUTH END OF POP ASH CREEK	2,500.00
TOTAL	\$2,500.00

[Handwritten signature]
Chairman
4/8/26

TERMS & CONDITIONS

Make all checks payable to:
4K's Construction Cleanup LLC.
18371 Hunters Glen Road
North Fort Myers Florida 33917

If you have questions concerning this invoice,
please contact:
Eric T. Klos at (239) 744-9953
Veteran/First Responder Owned & Operated

Thank you

EXHIBIT 13

AGENDA



**HUTCH
ELECTRIC**

Service is Our Specialty

1085 Business Lane #8
Naples, FL 34110
(239) 596 2663
hutch@hutchelectric.com

PROPOSAL

Date	Proposal #
4/15/2026	5153

Name / Address
Stoneybrook North CDD 8731 Sunny Page Ln North Fort Myers, FL 33917

Job Location
Stoneybrook North CDD 8731 Sunny Page Ln North Fort Myers, FL 33917

Description	Total
<p>Project Overview This proposal outlines the scope of work required to restore electrical power between the keypad island and the gate island at the Brightwater Community. The work involves directional boring, installation of underground conduit, and reconnection of electrical wiring to re-establish reliable gate power.</p> <p>Scope of Work The contractor shall provide labor and equipment to complete the following: Bore underground approximately 50 linear feet (+/-) between the existing keypad island and gate island. Install 3/4" PVC conduit through the bored pathway. Pull new wiring through the installed conduit. Terminate wiring at both ends as required to re-establish power to the gate system. Test connections to confirm proper operation upon completion.</p> <p>All work will be performed in a professional manner and in accordance with applicable codes and site conditions. Note: Bore length is an estimate and may vary based on actual site conditions.</p> <p>Proposal is invalid after 30 days.</p> <p>Proposal excludes the following: electrical permit, engineering fees, and any repairs to drywall, stucco, paint, landscaping, or irrigation. Repair or replacement of gate operators, keypads, control boards, or damaged equipment beyond power wiring is excluded.</p> <p>A 50% deposit is required upon approval. A deposit invoice will be issued once the signed proposal is received.</p> <p>Please sign and return. Thank you for your business.</p>	<p>1,930.00</p>
Total	\$1,930.00

SIGNATURE *Audito J* Date 4/16/2026

EXHIBIT 14

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Apr 23, 2026 / Brian Quillen

Complete

Score	41 / 42 (97.62%)	Flagged items	1	Actions	1
--------------	------------------	----------------------	---	----------------	---

Site conducted Marked as 'my site is not listed here'

Conducted on Apr 23, 2026 5:57 PM UTC

Prepared by Brian Quillen

Location 8700 Sunny Page Ln
North Fort Myers FL 33917
United States
(26.729893, -81.81263684999999)

Bridges	1 / 1 (100%)
---------	--------------

Entrance Bridge Good
Work just completed on bridge

Exit Bridge N/A
Work ongoing on bridge

Monuments	2 / 2 (100%)
-----------	--------------

South Entrance Good



Photo 1

North Entrance (Lennar) Fair

Needs stained/painted



Photo 2

#30 South Entrance Lake (toward Lagoon)

Good



Photo 3

#30 South Entrance Lake (north side)

Good



Photo 4

#29 Lake Across from South Mail Center

Good



Photo 5

#28 Everson Miles Circle Lake (Behind common area near mail center)

Good



Photo 6

#31 Behind 18192 Everson Miles Circle (Walking Path)

Fair

Pond is low due to lack of rain but still needs cleanup on the banks



Photo 7

#25 Cascade Price Circle Lake

Good



Photo 8

#23 Pond & Pump Station at Marlin Kite Circle (L shaped goes to Cascade Price also)

Good



Photo 9



Photo 10

River Burst Court Cul-de-sac Lake

Fair

Pond bank needs extra care



Photo 11



Photo 12

Between River Burst Court and Shimmer Dawn Court

Good



Photo 13

South side of Marlin Kite (Check near Water Sale)

Good



Photo 14

Pump Station & Lake at Water Sale Drive

Good



Photo 15

Marlin Kite West of Pump Station

Good



Photo 16

Lake across from North Entrance Mail Center

Good



Photo 17

#24 Lake behind North Entrance Mail Center

Good



Photo 18

#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)

Good



Photo 19

Pump Station at corner of Sunny Page Ln & Everson Myles Court

Good



Photo 20



Photo 21

Gates

1 flagged, 1 action, 10 / 11 (90.91%)

Original Entrance Gate - before lagoon

Good



Photo 22



Photo 23

Resident Entrance Gate (South)

Good



Photo 24

Guest Entrance (South)

Poor

Not operational



Photo 25

To do | Assignee: Brian Quillen, Lauren Parsons | Priority: Low | Due: May 1, 2026 8:59 PM UTC | Created by: Lauren Parsons

Not operational

Proposals received - need board decision on action item.

Pedestrian Gate at south entrance

Good

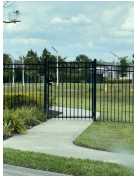


Photo 26

Exit Gate at North Entrance (Lennar)

Good

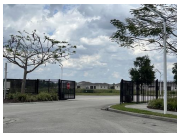


Photo 27



Photo 28

Pedestrian Exit Gate at North Entrance

Good



Photo 29

Entrance Gate at North Entrance (Lennar)

Good



Photo 30

Pedestrian Entrance Gate at North Entrance

Good

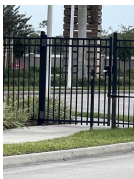


Photo 31

Pedestrian Gate at Sewell Brooks Court

Good

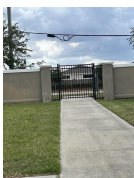


Photo 32

Resident Exit Gate (South)

Good



Photo 33

Original Exit Gate

Good



Photo 34

Mail Centers

4 / 4 (100%)

South Entrance Mail Center

Good



Photo 35

South Mail Center Island Landscape

Fair



Photo 36

North Entrance Mail Center

Good



Photo 37

North Mail Center Island Landscape

Good



Photo 38

Miscellaneous

2 / 2 (100%)

Preserve Area near tot lot

Good

Gate at Sedgefield Rd

Good



Photo 39

Amenities

3 / 3 (100%)

Tot Lot

Fair

Wood chips need a refresher



Photo 40

Dog Park - Small

Good



Photo 41



Photo 42

Dog Park - Large

Good



Photo 43



Photo 44

Walking Path

1 / 1 (100%)

Walking Path 1

1 / 1 (100%)

Walking Path

Good

Walking Path Location

Garbage Cans

1 / 1 (100%)

Garbage Cans 1

1 / 1 (100%)

Garbage Can

Good

Garbage Can Location

Street Lights

1 / 1 (100%)

Street Lights 1

1 / 1 (100%)

Street Light

Good

Street Light Location

Sign Off



Brian Quillen
Apr 23, 2026 7:37 PM UTC

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Title Page / Gates

Guest Entrance (South)

Poor

Not operational



Photo 25

To do | Assignee: Brian Quillen, Lauren Parsons | Priority: Low | Due: May 1, 2026 8:59 PM UTC | Created by: Lauren Parsons

Not operational

Proposals received - need board decision on action item.

Other actions

0 actions

Approval

Date and time of approval

Apr 24, 2026 9:00 PM UTC

Approver's signature

BQ

Brian Quillen
Apr 24, 2026 8:59 PM UTC

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

EXHIBIT 15

AGENDA



Work Order	00945217	Account	Stoneybrook North CDD
Work Order	00945217	Contact	Audette Bruce
Number		Address	18541 Cronin Sand Ln North Fort Myers, FL 33917 United States
Created Date	3/31/2026		

Work Details

Specialist	Treated sites for exotic invasive and nuisance	Prepared By	BRYAN ENCARNACION
Comments to	species		
Customer		Specialist State	
		License Number	

Work Order Assets

Asset	Status	Product Work Type
Stoneybrook - Preserve All (8 Preserves)	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Stoneybrook - Preserve All (8 Preserves)	INVASIVES CONTROL	
Stoneybrook - Preserve All (8 Preserves)		Treated sites for exotic invasive and nuisance species

EXHIBIT 16

AGENDA

Stoneybrook North CDD and Brightwater CDD Landscaping and Irrigation Report

March/April 2026



Checking frost damage to see if plants will make it, but they are completely dead now. An estimate has been set for replacements.





Checking on the Lift Station Podocarpus – replaced free of charge recently





New valve box installed phase 3



Sod and frost damage near north entrance





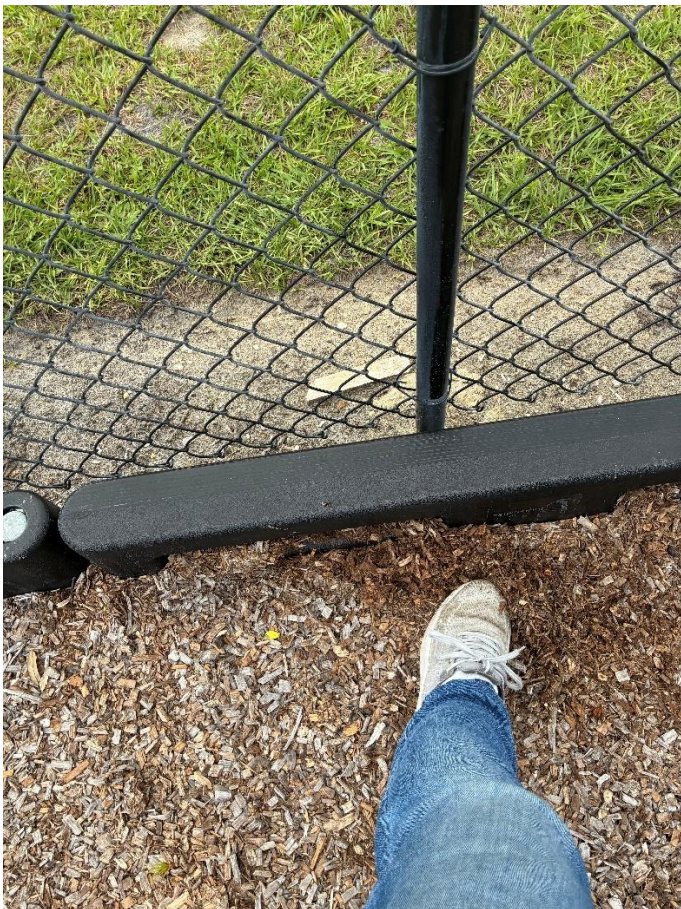
Checking irrigation coverage



Fresh mulch at Phase 2



Ready, set, go! Getting ready for the Easter Egg Hunt. Above map of entire area sprayed 3 times for Fire Ants in preparation for the Hunt! (Free of charge)



Checking the playground mulch for ants, spraying the large circle culdesac
Page 296 of 328

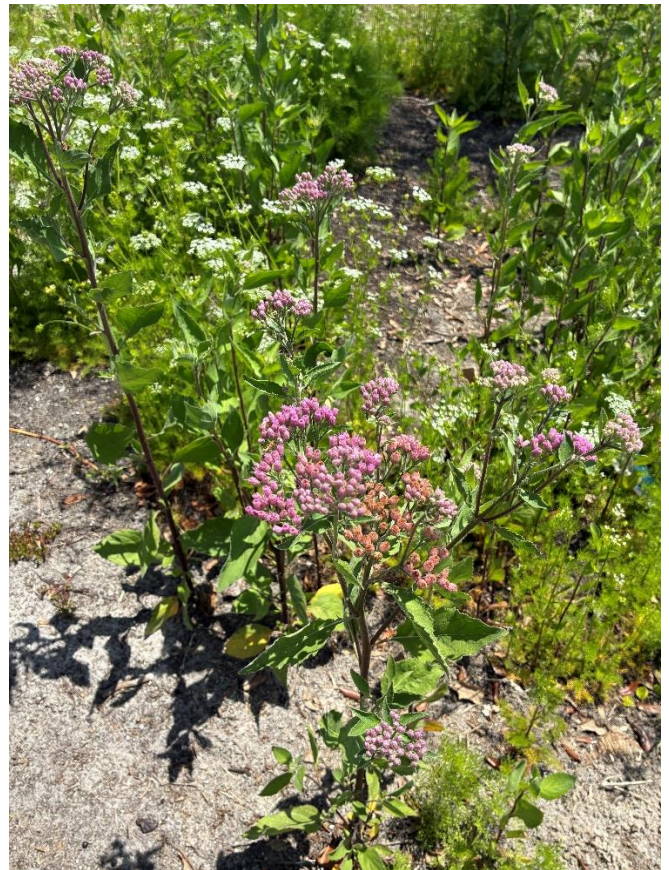


Mowing and cleanup behind wall phase 2, North entrance phase 2 with no irrigation, will need to be refreshed/replaced once the irrigation is up and running





Trimming in phase 2 main entrance



Springtime Littorals in bloom, phase 1 lakes
Page 298 of 328

EXHIBIT 17

AGENDA

Proposal for Security Service



www.gsgicorp.com

Global Security
3949 Evans Ave,
Fort Myers, Fl 33901
Office 239-217-0581
gsgicorp.com
B 1200280

Page	
3	Global Security History and Organization
4-5	Management Approach
6	Personnel Selection Process
7	Development, Training and Retention of Personnel
8	Total Quality Management Program
9	Computer Management System
10	Transition Plan
11-14	Guard Services
15	Executive Protection
16	Cost Structure

Global Security was founded in Fort Myers, Florida by law enforcement professionals and former military experts. We offer law enforcement and community-based security personnel while incorporating state-of-the-art technology to provide customized security services to the business community. From our network of locations throughout the U.S. and overseas, Global Security can provide key staffing and personnel to assist you in developing your very own customized security solution. Our team includes experts in every security-related field; from police officers and U.S. military professionals to service industry gurus and small business owners, each with the vision and desire to provide you, our client, with the most current security services available.

In 2022, the torch was passed to Angel J Pino, who acquired Global Security, taking the helm as its new leader. Angel has been instrumental in the organization since September 2015, overseeing its day-to-day operations with exceptional proficiency. With over 15 years of military experience as a Non-Commissioned Officer in the Army National Guard, Angel brought a wealth of expertise to the security industry. His extensive service in the Middle East and the Pacific, coupled with specialized training in anti-terrorism, force protection, security operations, and random anti-terrorism measures, positioned him as a seasoned security professional.

Angel's journey with Global Security began over a decade ago when he joined as an unarmed security officer. Through unwavering dedication and a strong work ethic, he steadily advanced within the company's ranks, becoming a source of inspiration for his colleagues. Today, as the CEO of Global Security, Angel J. Pino assumes responsibility for all corporate day-to-day operations, both domestically and internationally.

Under Angel's leadership, Global Security has thrived, providing support for more than 200 employees and a vast network of independent contractors worldwide. With a portfolio encompassing over 1,500 assets and properties, Global Security has emerged as an industry leader in security and force protection within the United States.

As a certified security officer and an Army NG veteran, Angel Pino exemplifies the highest standards of professionalism, integrity, and expertise in the security industry. His remarkable journey from an entry-level security officer to owning and leading Global Security is a testament to his exceptional leadership qualities and unwavering commitment to excellence.

Daniel Coustoulas was a visionary entrepreneur who played a pivotal role in the establishment of Global Security in 2007. As the founder of the company, he embarked on a mission to exponentially expand its presence, both nationally and internationally, across all aspects of the security business. With unwavering determination and strategic acumen, Daniel took charge of driving Global Security's growth and solidifying its position in the industry.

Managing gatehouse and patrol security officers involves several key aspects:

Scheduling: Creating schedules that ensure adequate coverage for both gatehouse and patrol duties, considering factors like shift lengths, breaks, and overtime.

Training: Providing initial and ongoing training to ensure officers are equipped with the necessary skills and knowledge to perform their duties effectively.

Supervision: Regularly supervising officers to monitor performance, provide feedback, and address any issues or concerns.

Communication: Establishing clear communication channels between officers, supervisors, and other relevant staff to ensure information is shared effectively.

Equipment and Resources: Provide officers with the appropriate equipment and resources needed to carry out their duties, such as vehicles for patrols, communication devices, and safety gear.

Safety and Compliance: Ensuring officers adhere to safety protocols and comply with relevant laws and regulations, such as those related to security and privacy.

Incident Response: Develop protocols for responding to incidents, such as security breaches or emergencies, and ensure officers are trained to follow these protocols.

Reporting and Documentation: Implementing systems for officers to report incidents, observations, and other relevant information, and maintaining accurate documentation.

Performance Evaluation: Conduct regular performance evaluations to assess officers' performance, identify areas for improvement, and provide recognition for good work.

Team Building: Fostering a positive team environment through activities that promote teamwork, collaboration, and morale.

Effective management of gatehouse and patrol security officers requires a combination of careful planning, clear communication, ongoing training, and regular evaluation to ensure the safety and security of the premises.

- Our supervisors are charged with scheduling, assigning security posts, and acting as liaisons between the Board of Directors and our client. Supervisory personnel is available to you 24 hours every day to maintain quality assurance and customer service on behalf of GLOBAL SECURITY.
- Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, GLOBAL SECURITY staffs fully functional offices. Our office staff are not salespeople; office personnel are utilized as watch commanders with full authority to make supervisory decisions for GLOBAL SECURITY.

Name	Position	Schedule	Contact Number	Email
Angel Pino	CEO	24/7	239.600.0831	Pino.gsgi@gmail.com
Matthew Gillstrom	Chief Operations Manager	Day Operations: 7 days per week, 6 am – 6 pm On-Call 24/7 for emergencies	239.710.5334	M.gillstrom.gsgi@gmail.com
Rubbens Garcia	Operations	Night Operations: 7 days per week, 6 pm – 6 am	941.500.4016	
Dayana Perez	Associate Director	Monday – Friday, 8:00 am – 5:00 pm	239.217.0581 Ext. 701	Dayana.gsgi@gmail.com
Operations Line	Operations manager on duty	24/7	941.500.4016	
Main Office	Prompts will direct you to select the correct extension	24/7	239.217.0581	

As a security company, our approach to recruiting and selecting security officers is thorough and methodical. It starts with a comprehensive job analysis to clearly define the duties, responsibilities, and qualifications required for the position. This analysis helps us create a detailed job description and person specification, which serve as the foundation for our recruitment efforts. When it comes to recruitment, we develop a strategy that includes advertising the job through various channels such as job boards, social media, and recruitment agencies. We also encourage internal referrals to attract candidates who are already familiar with our company culture and values. Once we receive applications, we carefully screen them to identify candidates who meet the basic requirements outlined in the job description. Shortlisted candidates are then invited to participate in an initial assessment, which may include written tests, aptitude tests, or personality assessments to further evaluate their suitability for the role. Interviews are a critical part of our selection process. We conduct interviews with shortlisted candidates to assess their skills, experience, and fit for the role. These interviews are conducted by our CEO and/or Chief Operations Manager and may include behavioral, situational, and competency-based questions to get a comprehensive understanding of the candidate's capabilities. Before making a final decision, we conduct thorough background checks to verify the candidate's identity, employment history, criminal record, and other relevant information. We also contact the candidate's references to gather feedback on their work performance, character, and suitability for the security officer role. Once a suitable candidate is selected, we make them an offer and guide them through the onboarding process. This includes completing necessary paperwork, undergoing training, and familiarizing them with our company's policies and procedures. Throughout the entire process, we strive to ensure that we are selecting the best candidates for our security officer positions and continuously review our recruitment and selection processes to improve and refine them further.

Our approach to developing and retaining personnel is paramount to our success. We begin by recruiting individuals with relevant experience, skills, and certifications, ensuring they undergo thorough background checks and screenings. Once on board, we provide comprehensive training programs to ensure they are competent in security procedures and protocols.

To further develop our personnel, we offer ongoing training performed by our CEO and Chief Operations Manager to keep them updated on the latest security techniques and technologies. The knowledge of our management team is passed on to our new employees. Our uniformed security officers are trained to act as a criminal deterrent by adopting the principles of the C.P.O.P. (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents, and employees. Letting the public know that we are there for them generates a feeling of community and safety. Before beginning a new contract our CEO and/or Chief operation manager will visit and conduct a property survey. They will learn the current software systems utilized, rules and regulations of the property, gather any pertinent information for training purposes, and personally train the site supervisor who will then train all supporting security personnel assigned to the individual property. We maintain and track all guards licensing and continuing education required by the State of Florida. Guards attend accredited local academies to receive their mandatory training and continuing education for renewal purposes.

We also provide opportunities for career advancement and specialization, along with mentoring programs to foster growth and skill development.

Retention is a key focus for us, and we achieve this by offering competitive salaries, creating a positive work environment that values and supports employees, recognizing and rewarding outstanding performance, and providing opportunities for advancement and career growth.

Employee engagement is another critical aspect of our approach. We encourage open communication and feedback, involve employees in decision-making processes, and foster a sense of belonging and teamwork within the organization. Additionally, we regularly assess employee satisfaction and engagement levels and conduct exit interviews to understand reasons for turnover and implement necessary changes.

Overall, our commitment to developing and retaining personnel ensures we have a skilled and motivated workforce, which is essential for maintaining high levels of security and client satisfaction.



In our Total Quality Management (TQM) program for security, we prioritize administrative controls, plans, and processes to ensure the compliance of our security services with contract requirements. We establish clear lines of authority and responsibility, document policies and procedures, and designate qualified personnel to oversee our security operations. Through regular contract compliance monitoring and detailed checklists, we ensure that we adhere to all contract terms and conditions by utilizing software and systems to track compliance metrics.

To maintain quality control, we conduct regular site inspections and use customer feedback surveys to assess our service quality. We also perform random audits of our security operations to identify areas for improvement. Our contract administration efforts include maintaining accurate records, ensuring awareness of contract requirements, and addressing any deviations promptly.

Audits, both internal and potentially third-party, are key components of our program. These audits help us assess our performance, identify areas for improvement, and ensure compliance with standards. Our management inspection programs further support this by including key performance indicators in inspections and documenting findings for follow-up actions.

We have established clear conduct and job performance standards, which are reinforced through regular training. Any violations are reported and addressed promptly. Additionally, we have developed a robust corrective action planning process, assigning responsibility for corrective actions and monitoring their effectiveness. Follow-up reporting is integral to our program, as it helps us track our progress, identify trends, and continually improve our security services.

TRACK-TIK is a comprehensive software solution designed specifically for security companies. It offers a range of features to help manage various aspects of security operations efficiently. Some key features of TRACK-TIK for security companies may include:

- **Personnel Management:** Maintain detailed records of security personnel, including their qualifications, certifications, and training history.
- **Scheduling:** Create and manage work schedules for security officers, taking into account availability, skills, and certifications.
- **Training Management:** Track and manage training programs for security personnel, ensuring compliance with industry standards and regulations.
- **Incident Reporting:** Allow security officers to quickly and easily report incidents, with the ability to attach photos, videos, and other relevant documentation.
- **Client Communication:** Facilitate communication with clients, including the ability to send reports, updates, and other information in real time.
- **Performance Evaluation:** Monitor the performance of security personnel through performance evaluations and feedback mechanisms.
- **Compliance Tracking:** Track compliance with industry regulations and standards, ensuring that security operations meet legal requirements.

Overall, TRACK-TIK aims to improve the efficiency, effectiveness, and professionalism of security companies by providing a comprehensive software solution tailored to their specific needs.

Security Service Project Schedule

As we prepare to take over security operations for a new property, our first step is to thoroughly assess the property, including its layout and current security measures. This assessment will help us develop a detailed transition plan that outlines key tasks, timelines, and responsibilities. We will also determine the staffing requirements for the new property and recruit and train security personnel specifically for this location, ensuring they are familiar with the layout and security protocols.

Additionally, we will identify any additional equipment or technology needed for security operations at the new property and ensure that all security equipment is installed and functioning properly. We will establish clear lines of communication with the property management team, residents (if applicable), and other relevant stakeholders. We will also coordinate with local law enforcement and emergency services to ensure a coordinated response in case of emergencies.

During the implementation phase, we will gradually introduce the new security measures and procedures, ensuring a smooth transition from the previous security provider. We will conduct regular audits and inspections to ensure that security protocols are being followed and are effective. We will solicit feedback from the property management team, residents, and security personnel to identify any issues or areas for improvement and make necessary adjustments to security measures and procedures based on this feedback.

Overall, our goal is to ensure a seamless takeover of security operations at the new property, providing a safe and secure environment for residents and visitors. We will continue to monitor security operations at the new property to ensure compliance with standards and regulations and conduct regular evaluations to assess the effectiveness of security measures and make improvements as needed.

GATED RESIDENTIAL COMMUNITIES

We are uniquely capable of not only acting as your property's guardians but also as its ambassadors. Specifically screened and chosen for this responsibility, our officers are highly trained, impeccably dressed, and exceptionally courteous and conduct themselves with total professionalism. Our customized services include:

- Access Control
- Video Surveillance
- Alarm Monitoring
- Lobby Concierge Services
- Emergency Response
- CPR/First Aid
- Mobile/Bike Patrol

OFFICE BUILDINGS

We have developed a comprehensive service package that fulfills the unique needs of today's property manager that far exceed typical security services, yet are more efficient and cost-effective, while delivering exceptional levels of service, including:

- Access Control
- Tenant Relations
- Customer Service
- Emergency Response
- First Aid Assistance
- Mail Room
- Document Destruction
- Elevator Control

MULTI-UNIT COMPLEX SECURITY

Specializing in large complex protection, we give homeowners and residents peace of mind by creating a security plan that is specific to the needs of your community.

Global Security provides specialized large complex security to Townhouse communities, Condominiums, and Apartment complexes throughout Florida and the U.S. We have extensive experience with all-on-one communities that provide living, shopping, and entertainment in one centralized location, increasing the need for custom security & protection planning.

We employ former police and military personnel to remain on-site, conduct patrols, handle calls for service, take enforcement action, and if necessary cite and arrest

violators. The advantages of being on-site are the visibility and the ability to detour crime, in addition, our on-site officers are in direct contact with on-duty police officers – so there is no delay in response times if additional Police response is needed. With the visibility we provide, every complex GSGI Inc. service has experienced a drastic reduction in crime.

COLLEGES & UNIVERSITIES

Our focus at institutions of higher learning is to ensure the personal safety of students, faculty, staff, and visitors, as well as property protection. We provide services for colleges and universities everywhere from small, liberal arts institutions in small communities to major institutions in heavily populated cities. Some of our customized security services include:

- Campus Patrol
- Control and Regulate Parking
- Fire Safety
- Crowd Control
- Security Escort
- Student Housing Security/Residence Life
- Evacuation
- Emergency Response
- Student Orientation
- Student Identification Card Management

HEALTHCARE FACILITIES

Today's healthcare facilities have to be prepared to handle the worst of all situations, and our officers are completely prepared to provide the support and protection the medical profession needs in dealing with everything from disasters to the mundane, including:

- Access Control
- Disaster Prevention and Response
- HazMat Teams
- JCAHO Compliance and Implementation
- Internal/External Customer Relations
- Emergency Room Services
- Staff Morgue/Transport Deceased
- Violent, Disturbed/Patient Watch



MANUFACTURING & INDUSTRIAL SECURITY

With everything from injuries to security breaches to loss prevention, manufacturing, and industrial facilities face huge potential losses and liabilities every day. Our comprehensive, customized security services address such issues as:

- Access Control
- Inventory Control
- Post-Order/Safety Plan Development
- Physical Security Surveys/Threat Assessments
- Mobile Patrol
- Tool/Supply Room Management
- Mailroom Services
- ID/Badging System Management
- Labor Dispute Security Coverage
- Emergency Preparedness Planning
- CCTV/HVAC Monitoring and Tape Management
- Document Destruction

GOVERNMENT FACILITIES

We have extensive experience in providing service at government facilities that are comprised of large acreages and serving multiple government agencies. We are a Strategic. We provide a wide range of security protection from personnel who perform typical security officer duties to heavily armed tactical forces with federal arrest authority, and other services, including:

- Access Control
- Fire Safety
- Advance Life Support Ambulance Service
- Occupational Medical Support
- HazMat Teams
- On-Site Incident Commanders
- Technical Security Support
- Management of Personal Security Assurance Programs
- Port Security

HOSTILE TERMINATION

The danger of workplace violence is an unfortunate reality in this day and age. Whether you are terminating an employee to prevent a risk, or you fear a hostile termination may incite a problem, having trained security staff on hand is a smart



precaution. We'll be there to prevent a problem before it starts or take action to keep your employees and business assets safe and secure.

One of the highest risks that management and human resource professionals encounter is the threat of workplace violence following termination. Seventy-five percent of all workplace-related acts of violence have occurred during or after the firing process.

“Indeed, stories of workplace violence are filling headlines of late — the San Diego bus mechanic who killed two co-workers or the unemployed man in upstate New York whose 12 shooting victims included a receptionist and a teacher. With such jarring tragedies, fears of violence fueled by financial worries are growing as the recession puts strain and stress on anxious workers, experts say.”

Recent litigation and court rules have made it clear that employers must provide a safe work environment for their employees. Improperly handled terminations may put your company and employees at risk.

GSGI Inc. Will not only secure the situation for you, we will determine the best plan to employ for the specific situation, allowing you to continue your responsibilities without further concern.

THREAT ASSESSMENT

Your normal routine provides an entry for corporate, professional, and personal threats.

It's critical to recognize the risk now.

In the past 5 years, violent crimes involving stalking, workplace violence, and attacks or threatened attacks on public figures and officials have been prominent in the news. Law enforcement and security professionals are turning to prevention as an important component of control strategy. GSGI Inc. has operational and investigative tools and approaches that can be effectively used to recognize, evaluate, and manage the risks of targeted violence before crimes occur. GSGI Inc. will assist in evaluating your risks, vulnerability, and the direct impact of these risks on your most valuable assets and operations. We will provide a custom plan to implement the appropriate levels of protection and security your organization needs to cost-effectively limit risk and liability and prepare for continued operations during a potential crisis.



FOR EXECUTIVES, CELEBRITY ATHLETES, ENTERTAINERS, AND HIGH PROFILE INDIVIDUALS.

Our local, regional, and global experience is peace of mind. GSGI Inc. provides executive protection and security to Executives, Celebrity Athletes, Entertainers, and High Profile Individuals. Everybody's circumstances are unique, therefore each protection plan we craft is specific to your needs. We have the resources to cover all the needs of any client or event, including:

- Client transportation
- Airport coordination
- Radio communication
- Advanced threat assessment
- Venue assessment and security sweep
- Emergency escape route planning

Our Officers know how to deal with a variety of clients and are very personable, at the same time they all know when to stay out of the way and give the Principal his or her space unless called upon. Given the years of experience GSGI Inc. has in this field, we take pride in the honor of protecting the most powerful executives in the world, and the most notable names in music, sports, and entertainment.

We also provide services that range from Threat Assessment, Hostile Terminations, and Estate Security. GSGI Inc. has built relationships with foreign governments giving us the ability to provide executive protection & security services for those required to do business outside of the United States.



GLOBAL SECURITY will furnish Brightwaters – N. Ft. Myers with licensed and insured security officers. Our hourly rates for this project are:


Roving Patrols	Unarmed - \$35.00 per guard/per hour + tax Armed - \$37.50 per guard/per hour + tax
Location	Brightwater, N. Ft. Myers 1 Cascade Price Circle, N. Ft. Myers 33917
Details	12 am to 5 am Exact schedule to be supplied by client. 6 hour minimum required

Company Policy: Firewatch services must be canceled by phone call to our 24/7 operations line, (941) 500-4016. Emails are not accepted for cancellation.

The holiday rate will bill at 1.5 times (time and half) per guard hour/patrol.

Federal Holidays (7)

- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving
- Christmas Day
- New Year's Day
- New Year's Eve

 Any additional hours outside of contractual hours will be billed at time and a half.

Phone & Global Guard powered by Track-Tik


 Unlike other guard tour software, Global Guard seamlessly connects mobile guard patrol, incident reporting, guard schedules, payroll, tracking, and more—saving you time and money while delivering real-time data-rich information so you can always make informed decisions. Phone & Global Guard (If applicable) will be provided at a cost of \$149.00 per month/per phone.

EXHIBIT 18

AGENDA



TRIMMERS

HOLIDAY DECOR INC.

STONEBROOK NORTH CDD – BRIGHTWATER COMMUNITY
HOLIDAY LIGHTING AND DÉCOR
ATTN: Audette Bruce audette@hikai.com

CASCASDE PRICE CIRCLE ENTRY

INSTALL 2 – 5' WREATHS WITH LIGHTS AND BOWS ON ENTRY TOWER
(FRONT/BACK) - **\$800**

****INSTALL LIGHTING ON 7 ROYAL PALMS AT RIGHT SIDE (TWINKLE NECKLACE
WITH WARM WHITE SPIRAL TRUNK) - \$1,750**

****INSTALL LIGHTING ON 7 ROYAL PALMS AT LEFT SIDE (TWINKLE NECKLACE
WITH WARM WHITE SPIRAL TRUNK) - \$1,750**

****INSTALL LIGHTING ON 3 ROYAL PALMS IN CENTER MEDIAN (TWINKLE
NECKLACE WITH WARM WHITE SPIRAL TRUNK) - \$750**

****INSTALL 4 – 3' WREATHS WITH LIGHTS AND BOWS ON ENTRY/EXIT GATES -
\$800**

BRIGHTWATER LANE - ENTRY

INSTALL 5' WREATH WITH LIGHTS AND BOWS ON ENTRY TOWER - **\$400**

****INSTALL LIGHTING ON 6 BISMARCK PALMS AT ENTRY (3 TO LEFT AND 3 TO
RIGHT) - \$1,200**

INSTALL GARLAND WITH LIGHTS AND BOWS ON RAILINGS OF ENTRY/EXIT
BRIDGES (4 RAILINGS TOTAL) - **\$7,800**

BRIGHTWATER LANE – PAST BRIDGE

****INSTALL LIGHTING ON 4 ROYAL PALMS AT RIGHT SIDE (TWINKLE NECKLACE
WITH WARM WHITE SPIRAL TRUNK) - \$1,000**

****INSTALL LIGHTING ON 9 ROYAL PALMS AT LEFT SIDE (TWINKLE NECKLACE
WITH WARM WHITE SPIRAL TRUNK) - \$1,000**

****INSTALL LIGHTING ON BISMARCK PALM IN CENTER MEDIAN- \$200**

****INSTALL LIGHTING ON 3 ROYAL PALMS IN CENTER MEDIAN BETWEEN GATES
(TWINKLE NECKLACE WITH WARM WHITE SPIRAL TRUNK) - \$750**

****INSTALL 4 – 3' WREATHS WITH LIGHTS AND BOWS ON ENTRY/EXIT GATES -
\$800**



TRIMMERS

HOLIDAY DECOR INC.

SERVICE INCLUDES:

- *Installation of premium, commercial grade LED coaxial lighting and décor.
- *Maintenance from Thanksgiving to New Years Eve.
- *Take-down and storage.

TOTAL\$19,000.00 PER YEAR

CONTRACT FOR 2026, 2027 & 2028 HOLIDAY SEASONS

*After initial term, contract will automatically renew each year following the most recent decorating season unless either party provides notice of cancellation by March 1st of the following year.

*Please have all palms trimmed prior to September 1st.

*Trimmers Holiday Décor, Inc. retains ownership of all merchandise.

*Customer responsible for ensuring proper access to electrical outlets

50% DUE MAY 1st OF EACH YEAR

50% DUE DECEMBER 1ST OF EACH YEAR

5% late fee for payments received later than 15 days past due date

ACCEPTED BY: _____ DATE: _____
PLEASE SIGN & EMAIL BACK TO: TANNER@TRIMMERSHD.COM

EXHIBIT 19

AGENDA



Proposal Prepared for:

StoneyBrook North CDD
18700 Pritchett Pkwy
North Fort Myers, Florida 33917
Contact: Jim Bugos
Email: jim@hikai.com

Prepared by:

Rebecca Filkowski
Email:
rfilkowski@sunriselandscape.com
Proposal Date: 4/10/2026
Proposal #: 37122

Annuals to Perennials Switch Out 4/10/26

Proposal to change out all Annual beds to Perennials in Stoneybrook North CDD

This proposal outlines changing out all Annual beds in Stoneybrook North to Perennials to lower yearly costs and reduce needless change-outs, as requested by the Board of Directors.

The theme will match the main entrance to The Shores at Brightwater, and be carried through towards the second set of gates at both entrances.

Scope to include:

- update irrigation needs to accommodate new plant materials
- removal of any remaining plant material
- grub and prep planting areas
- install all planting beds
- mulch and stone installed

This refresh will make the entrances look more inviting and full, and reduce the need for tearing out perfectly good plants to change out for smaller ones.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$24,500.00

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By Rebecca Filkowski
Rebecca Filkowski

Date 4/10/2026
Sunrise Landscaping Contrs

By _____

Date _____
StoneyBrook North CDD

EXHIBIT 20

AGENDA

From: Rebecca Filkowski <rfillkowski@sunriselandscape.com>
Sent: Tuesday, April 14, 2026 9:48 AM
To: Teddy Beaulieu <teddy@metrodg.com>; Audette Bruce <audette@hikai.com>
Subject: RE: Perennials Change Over

Good morning,

Thanks for your patience as we worked through the numbers. We can deduct \$9,700 from the proposal to switch out the annuals to perennials.

That brings the proposal to \$14,800.

Please let me know if this is approved. I would love to get them all done together if possible. Thanks! 😊

Thank you,

Rebecca Filkowski
Maintenance Account Manager

5175 Country Lakes Dr
Ft Myers, FL 33905

239-910-2724 cell
www.SunriseLandscape.com



EXHIBIT 21

AGENDA



EXHIBIT 22

AGENDA

KAI COMMUNITY MANAGEMENT

2502 N. ROCKY POINT DRIVE, SUITE 1000

TAMPA FL 333607

813-565-4663

Lee County – Community Development Districts
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Brightwater	0
Stoneybrook North	532

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Audette Bruce Audette@hikai.com Phone: 813-565-4663

April Barliso ABarliso@hikai.com

Monica Alvarez Monica@hikai.com